

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**Department of Agriculture  
Market and Warren Streets  
1<sup>st</sup> Floor Auditorium  
Trenton, NJ 08625**

**REGULAR MEETING**

**November 12, 2015**

Chairman Fisher called the meeting to order at 9:05 a.m. Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

**Members Present**

Douglas H. Fisher, Chairman  
Brian Schilling (rep. Executive Dean Goodman)  
Pamela Weintraub (rep. DCA Commissioner Richman)  
Cecile Murphy (rep. DEP Commissioner Martin)  
Ralph Siegel (rep. Acting State Treasurer Scudder)  
Alan Danser, Vice Chairman  
Denis C. Germano, Esq.  
Peter Johnson  
James Waltman  
Jane Brodhecker

**Members Absent**

None

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Susan E. Payne, Executive Director  
John Doyle, Deputy Attorney General

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**Others present as recorded on the attendance sheet:** Heidi Winzinger, Stefanie Miller, Cindy Roberts, Paul Burns, Dan Knox, Jeffrey Everett, Hope Gruzlovic, Brian Smith, Esq., David Kimmel, David Clapp, Charles Roohr, Alison Reynolds, Esq., Pat O'Connell, Matthew DiStaulo, Steven Bruder, Sandy Giambrone and

Patricia Riccitello, SADC staff; Michael Collins, Esq., Governor's Authorities Unit; Daniel Pace, Mercer County Agriculture Development Board; Brian Wilson, Burlington County Agriculture Development Board; Tom Beaver, New Jersey Farm Bureau; and Donna Rue, Rue Brothers Farm, Warren County.

### **Minutes**

- A. SADC Regular Meeting of September 24, 2015 (Open and Closed Sessions)

It was moved by Ms. Murphy and seconded by Mr. Danser to approve the Open Session and Closed Session minutes of the SADC regular meeting of September 24, 2015. The motion was approved. (Mr. Germano, Mr. Schilling and Ms. Weintraub abstained from the vote.)

### **REPORT OF THE CHAIRPERSON**

- Allocation of Corporation Business Tax (CBT) Funds for Farmland Preservation, Historic Preservation and Open Space

Chairman Fisher stated that now that the elections are over and the Legislature is back in session, discussions regarding allocations for CBT funds for farmland preservation, historic preservation and open space are expected to continue.

### **REPORT OF THE EXECUTIVE DIRECTOR**

Ms. Payne made the following comments:

- American Farmland Trust 2015 Purchase of Agriculture Conservation Easements Report

The American Farmland Trust issued its 2015 Purchase of Agricultural Conservation Easements (PACE) survey, comparing the 28 states with state-level farmland preservation programs. It is a great report and staff will make it available via the SADC's website. New Jersey is ranked third in the nation in the number of farms eased as of January 2015 with 2,300-plus easements, fourth in acres preserved at more than 212,000 at the time of the report, and first in terms of public investment in farmland preservation. These are impressive statistics for a small state.



- Special Occasion Events Registrations

Ms. Payne stated that regarding special occasion events at wineries, all the wineries that conduct special occasion events outside of exception areas were required to register with the SADC by October 15<sup>th</sup>. Staff has received five registrations with the promise of one being sent next week. Staff has reached out to the New Jersey Winery Growers Association to see if they can help reach out to the wine growers and reiterate the importance of submitting the documentation as required under the pilot program. There are around 18 to 20 preserved farms that have wineries on them. As we move forward, we will keep collecting this information so that when the pilot gets closer to the end we will have information to provide.

- Right to Farm Guidance Documents

Ms. Payne stated that the SADC has developed a variety of documents under the acquisition program for subdivisions, agricultural labor housing and exception areas. We are maintaining that model of a guidance document for the Right to Farm Act. Right to Farm and other Stewardship staff have created documents – one on the Agricultural Mediation Program and one on the Right to Farm Act. These are intended to be thumbnail primers to provide landowners and CADBs basic information, and there is much more information provided on our website. Folks can also call the SADC if they need more information. Ms. Payne stated that staff is trying to create a document that is easy to read and understand to help educate the public, and Right to Farm is one of the important areas.

- SADC Staff Presentation to Rutgers Agricultural Extension Agents

Ms. Payne stated that Mr. Everett made a presentation to the Rutgers Agricultural Extension agents within the last month. It was not an in-depth Right to Farm presentation as there wasn't enough time for that, but he made a presentation on everything that the SADC is doing other than acquisition. Everyone understands that we run a farmland preservation program but we are trying to get the word out about agricultural mediation and Farm Link, along with our efforts to try to help farmers implement USDA practices on the ground. The fact that we have David Clapp now on staff to help farmers solve on-farm erosion and management issues, we are trying to get that word out so people understand that they can call us for that kind of help. Ms. Payne stated that her understanding is that the presentation was very well received and appreciated. Mr. Schilling stated he felt that it should

happen more because he gets a lot of calls for basic questions that they could cut off at the pass, so to speak, with this type of information. Ms. Payne stated that the SADC would be happy to do that to whatever extent the agents want to have staff back to talk about anything more in-depth.

- RFT Presentation

Ms. Payne stated that in other presentations, Mr. Smith and Mr. Kimmel attended a CADB coordinators meeting. The CADB coordinators get together to talk about big issues that we are all dealing with so they invited SADC staff to come and talk about Right to Farm and some of the mechanical and logistical legal issues that the CADBs are seeking guidance from the SADC on how to handle, such as receipts – trying to confirm \$2,500 worth of income and the like. Her understanding is that also went very well.

- Rutgers Equine Science Center Presentation

Ms. Payne stated that Mr. Smith went to the Equine Science Center to participate on a panel before a very substantial equine-related audience. They covered everything from insurance to practices. Again, they were looking for information on Right to Farm as it relates to equine. Mr. Smith made a very well-appreciated presentation on Right to Farm basics, along with the fact that we have an adopted equine agricultural management practice.

- Comment Letter to the Highlands Council – Farmland Preservation Funding Program

Ms. Payne stated that staff emailed the Committee a copy of a comment letter to the Highlands Council on their proposed rule. The Highlands Council is proposing a Highlands Open Space partnership funding program. Basically, they have about \$18 million from mitigation payments for utility projects that have gone through the Highlands and they are proposing to use that money to partner with all types of preservation efforts in the Highlands to provide up to a 50 percent cost share. Ms. Payne stated that the SADC's comment letter is directed at clarifying a lot of things but basically this would be a great opportunity for towns and counties located in the Highlands to potentially tap into this Highlands funding to help them cost share on acquisitions under our program. The SADC is very much looking forward to that and it is our hope that the Highlands Council can clarify some of the logistical issues that we raised in our comment letter.

- New Jersey Conservation Foundation/Nature Conservancy – Conservation Blueprint

Ms. Payne stated that the SADC has been asked to participate in a discussion that is being headed up by the New Jersey Conservation Foundation and the Nature Conservancy. These two organizations are getting together to try to foster a conversation on a conservation blueprint for New Jersey's future. Ms. Payne stated that she made a presentation to them at their last meeting, just to get them orientated on farmland preservation. We will be monitoring that as it moves forward. She thinks the idea here is to try to provide some GIS platform so that you can understand when you look at a piece of land whether there are other funding partners who may be interested in preserving that land with you. In these times of what will be more limited funding than what we are used to, this may be increasingly important.

### **COMMUNICATIONS**

Ms. Payne reminded the Committee to take home the various articles provided in the meeting binders.

### **PUBLIC COMMENT**

None

### **OLD BUSINESS**

#### **A. Stewardship**

1. Division of the Premises – Affirmation Resolution  
Gibbs Farm, Allamuchy Township, Warren County

Mr. Roohr referred the Committee to Resolution FY2016R11(1) involving a division of the premises request for the Keith and Maryann Gibbs farm in Allamuchy Township, Warren County, comprising Block 304, Lot 8; Block 401, Lot 3; and Block 501, Lot 4.

This was before the Committee at both its July and September meetings for a request for a division of the premises. The property consists of three lots, each separated by a road. It was preserved as a Direct Easement application to the SADC in 1999 by the former owners, Frank and Joan Gibbs. In April of this year the owners transferred title to Block



401, Lot 3, to Lavanta Stables, LLC, whose principal owner is Mark Willekes. The transfer was done without the approval of the SADC for a division of the premises.

Mr. Roohr stated that the property in question is about a 52-acre piece. The Gibbs did not realize they had to have approval by the SADC prior to the transfer. The request is to divide off this 52-acre piece from the remaining roughly 200 acres. At last month's meeting the Committee approved the request for the division but there was no resolution prepared to reflect that. Today's resolution is an affirmation of what staff believes the Committee's motion was plus the discussion that led up to the motion. The big topic of conversation had to do with the lesser soil qualities on Parcel B. As a result of that, some of the conditions that are in this approval resolution, which are not normally in our division approvals, are things like the infrastructure that the landowner proposes. The purchaser agreed to put the majority of his infrastructure on the rock outcrop and not on the tillable acres of the farm. That was a positive step. Another condition is that a farm conservation plan be developed and implemented within 36 months. There is a significant amount of field drainage and a condition is that this be maintained. There was also in the motion a requirement that there be a house size limitation of 4,000 square feet of heated living space. The final condition is that there be no further divisions of Parcel B, the 52-acre piece. With that, staff believes the resolution reflects the Committee's motion and discussion. Ms. Payne stated that the Committee will need to vote on this affirmation resolution.

Ms. Murphy stated that she wanted to go on record as saying she thinks this is a very bad idea. Just the idea that we would go against our past precedent and approve something that has worse quality characteristics than ones that we have denied, she feels exposes the SADC to criticisms. She also thinks that having a justification in the resolution that the intensification of agriculture is one of the reasons – first of all, it creates an incentive for people to intensify agriculture and use up more of the land with structures, usually with greenhouses and things like that. Also, she doesn't see how it is very enforceable. Ms. Murphy stated so we approve this and it is based on the intensification of the agriculture. What happens if the purchasers then have say, financial troubles and they cannot go ahead and intensify the operation? Does that mean you tell them the subdivision is null? How can we follow up and enforce something? Our subdivision approvals have always been based on the characteristics of the land as it is, not on factors that we have no control over and in some cases the purchaser may not have control over. What if they don't get planning board approvals or something for some of the things they want to build?

Chairman Fisher called for a motion to approve the resolution.



It was moved by Mr. Danser and seconded by Mr. Johnson to approve Resolution FY2016R11(1) approving the division of the premises subject to the conditions as follows:

- New infrastructure to be constructed on Parcel B, with the exception of the septic field, stormwater retention basin and outdoor riding arena, will be constructed on the area of unrated soils designated as rock outcrop on the NRCS soils map, as shown in Schedule "B," and as depicted in the engineering drawings submitted by Careaga Engineering, as shown in the attached Schedule "C";
- The outdoor riding arena shall be located in an area not classified as prime soils;
- Within 36 months of this approval, a farm conservation plan for the Premises, developed in accordance with USDA-Natural Resources Conservation Service standards, shall be devised and implemented on Parcel B, and a copy of the implemented plan shall be supplied to the SADC;
- The extensive field drainage currently existing on Parcel B will be maintained to assure maximum field productivity of the existing tillable acreage of Parcel B, and an operations and maintenance plan for same shall be incorporated into the farm conservation plan;
- No further divisions of the premises will be permitted on Parcel B;
- A maximum house size limit of 4,000 square feet of heated living space shall be applied to the exception area of Parcel B.

The SADC finds that the division as described in said Resolution with accompanying conditions serves to increase the agricultural viability of Parcel B by allowing increased agricultural investment on soils that, in their natural state, are already highly constrained in their agricultural capability. This approval is not transferrable to another purchaser. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

Chairman Fisher stated that you talk about the intensification of agriculture. Certainly we have to look to that at times as well, and we should, if we can keep these properties in agriculture. These are expensive properties and this is a good example of matching up the potential of that property based on the industry that it is catering to. Mr. Danser stated that he thinks that noting the intensity is something that we have looked at before. We have looked at it in South Jersey when it is a smaller vegetable farm or blueberry project or something like that. We have done it when the intensity did not entail buildings. This one may or does. He isn't saying that is automatically correlated.

Mr. Waltman stated that he would repeat the comments he made at the last meeting. He is concerned about this body not acting in a consistent manner. He spoke against this at the last meeting and he will vote against it today.

Ms. Payne stated that one of the basic components of the conversation is reflected in the first "Be It Further Resolved" on Page 5 of the resolution. These are highly constrained agricultural soils. That "Be It Further Resolved" says "that the division as described herein with accompanying conditions serves to increase the agricultural viability of the Parcel B by allowing increased agricultural investment on soils that, in their natural state, are already highly constrained in their agricultural capability." Ms. Payne stated that this is somewhat consistent with our thinking in the Casey Jansen case and in the Metropolitan Farms case. These soils are not productive soils so from a precedent standpoint she wanted to point that out. She thinks that the only way this gets to "yes" is that these soils are so constrained now that constructing these buildings on them is the only way to increase the agricultural productivity of the property. Mr. Waltman stated that the conclusion then is if this property came to us in the first instance in that size with poor soils there is no way we would spend taxpayer money to preserve it. That is the point – that over time we make sure we are preserving the priority parcels.

Roll call vote was taken as follows:

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Oppose
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Scudder)	Abstain
Brian Schilling (rep. Executive Dean Goodman)	Abstain
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Oppose
Peter Johnson	Yes
Denis C. Germano, Esq.	Abstain

Vote Carries: 5 Yes Votes 2 Oppose Votes 3 Abstentions

## **NEW BUSINESS**

### **A. Resolution for Final Approval – Municipal PIG Program**

SADC staff referred the Committee to one request for final approval under the Municipal

Planning Incentive Grant Program. SADC staff reviewed the specifics with the Committee and stated that the recommendation is to grant final approval.

It was moved by Mr. Waltman and seconded by Mr. Danser to approve Resolution FY2016R11(2) granting final approval to the following application under the Municipal Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolution. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey:

1. Robert J. Kupelian, SADC # 17-0139-PG  
Block 2003, Lot 22, Pittsgrove Township, Salem County, 36.5 Gross Acres  
State cost share of \$4,950 per acre (61.11 percent of the certified easement value and purchase price), for a total grant need of \$180,675.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property includes zero residential opportunities, zero agricultural labor units, no pre-existing nonagricultural uses and no exceptions.

The motion was unanimously approved. (A copy of Resolution FY2016R11(2) is attached to and is a part of these minutes.)

#### **B. Resolutions for Final Approval – County PIG Program**

SADC staff referred the Committee to eight requests for final approval under the County Planning Incentive Grant Program. SADC staff reviewed the specifics with the Committee and stated that the recommendation is to grant final approval.

It was moved by Mr. Danser and seconded by Mr. Germano to approve Resolution FY2016R11(3) granting final approval to the following application under the County Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolution. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey:

1. Dana Burke and Barbara Dinsmore – Burke Dinsmore Farm #1  
(SADC #21-0560-PG)  
Block 9, Lot 51.01, Harmony Township, Warren County, 81 Gross Acres  
State cost share of \$2,500 per acre (71.43% of the certified easement value and purchase price) for a total grant need of \$206,000 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property includes one



approximately 1-acre nonseverable exception area for and limited to one future single-family residential unit and for future flexibility of use. The property includes zero housing opportunities, zero agricultural labor units and no pre-existing nonagricultural uses on the area to be preserved outside of the exception area.

Discussion: The County has requested to encumber an additional 3 percent buffer for possible final surveyed acreage increases; therefore, 82.4 acres will be utilized to calculate the grant need.

Ms. Murphy stated that she would be voting no on the Burke/Dinsmore #1 farm. She knows that the County did try to work with the landowner to get a connection between the two State holdings but she cannot vote to permanently preserve and block off a connection that can't be made otherwise. Ms. Miller stated that they tried to get a trail easement. Ms. Murphy stated they also tried to get it in fee but the landowner didn't want to do it. Hopefully we can avoid these things in the future with that coordination effort that Ms. Payne mentioned in her Executive Director's report. Mr. Waltman asked if there was any opportunity in the future once the property has been preserved to add a trail easement. Ms. Payne responded no. Mr. Siegel asked if there's an existing trail or if it is a planned trail. Ms. Murphy stated that she believes there is a county trail but there are parts that don't exist on either side and if they don't get them they would move up on the road, which obviously is not ideal. She stated that it would be a good connection not only for recreational purposes but also for wildlife. Mr. Siegel stated that it bothers him that we're having a conflict between preservation operations, however we do not have a vetting process on preserved farms to see what proposed or possible future recreational uses may occur before we preserve farms. Ms. Murphy stated that she thinks it's symptomatic of a larger issue that hopefully will be addressed. Mr. Danser stated that we've approved lots where we've approved the farmland part and Green Acres approved the woods part and it's been a great partnership. He doesn't know why that didn't happen here. If it had, as far as he's concerned, it would have been preferable. But at this point he feels that we have to vote on the application before us and not understand exactly how we got to this point instead of one of the alternatives.

Chairman Fisher asked for a roll call vote as follows:

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Oppose
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Scudder)	Yes



Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Oppose
Peter Johnson	Yes
Denis C. Germano, Esq.	Yes

Motion passes – 8 Yes votes 2 Oppose Votes (A copy of Resolution FY2016R11(3) is attached to and is a part of these minutes.)

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2016R11(4) through Resolution FY2016R11(8) granting final approval and amended final approval to the following applications under the County Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolutions. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey:

1. Dana Burke and Barbara Dinsmore – Burke Dinsmore Farm #2, SADC #21-0561-PG (Resolution FY2016R11(4))  
Block 9, Lot 51.02, Harmony Township, Warren County, 18 Gross Acres  
State cost share of \$3,950 per acre (64.75% of the certified easement value and purchase price) for a total grant need of \$69,164.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property includes one approximately 1-acre nonseverable exception area for and limited to one future single-family residential unit and for future flexibility of use. The property includes zero housing opportunities, zero agricultural labor units and no pre-existing nonagricultural uses on the area to be preserved outside of the exception area.

Discussion: The County has requested to encumber an additional 3 percent buffer for possible final surveyed acreage increases; therefore, 17.51 acres will be utilized to calculate the grant need.

2. Sam and Jean Race, SADC # 21-0570-PG (Resolution FY2016R11(5))  
Block 16, Lot 42, White Township, Warren County, 85.1 Gross Acres  
State cost share of \$3,750 per acre (65.79% of the certified easement value and purchase price) for a total grant need of \$309,000 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property included one approximately 4-acre severable exception for an existing duplex residential unit

and for future flexibility of use, and one approximately 1.5-acre nonseverable exception area for and limited to one future single-family residential unit. The portion of the property outside the exception area includes zero residential opportunities, zero agricultural labor units and no pre-existing nonagricultural uses.

Discussion: At the time of application and certification of an easement value the Property included an approximately 4-acre severable exception for an existing duplex residential unit and for future flexibility of use, and one approximately 0.5-acre nonseverable exception area for and limited to one future single-family residential unit, resulting in approximately 80.6 net acres to be preserved. Subsequently the landowners requested to enlarge the 0.5-acre nonseverable exception area to 1.5-acres. It is the opinion of the SADC review appraiser that this change does not impact the SADC certified development easement value. The County has requested to encumber an additional 3 percent buffer for possible final surveyed acreage increases; therefore, 82.4 acres will be utilized to calculate the grant need.

3. Oscar and Lorraine Unangst, SADC # 21-0574-PG (Resolution FY2016R11(6)) Block 47, Lot 5, White Township, Warren County, 87.4 Gross Acres  
State cost share of \$2,575 per acre (71.03% of the certified easement value and purchase price) for a total grant need of \$229,149.25 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property includes one approximately 1-acre nonseverable exception area for and limited to one future single-family residential unit and for future flexibility of use. The portion of the Property outside of the exception area includes one single-family residential unit, zero agricultural labor units and no pre-existing nonagricultural uses.

Discussion: The County has requested to encumber an additional 3 percent buffer for possible final surveyed acreage increases; therefore, 88.99 acres will be utilized to calculate the grant need.

4. John H. Smith and Jean M. Smith (Windy Acres North Farm), SADC #21-0530-PG (Resolution FY2016R11(7)) – **Amended Final Approval**  
A portion of Block 14, Lot 9, Harmony Township  
Block 12, Lot 20, White Township  
Warren County, 77 Net Acres  
The SADC amends the application configuration and the cost share of the Windy Acres North Farm final approval Resolution #FY2015R4(7) and approves a revised cost share grant to Warren County for the purchase of a development



easement on the Property, comprising approximately 82.4 net easement acres at a State cost share of \$3,160 per acre for a total grant need of \$260,384 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule E. The property has one single-family residential unit, zero agricultural labor units and no pre-existing nonagricultural uses outside of the exception areas. All other provisions of the final approval Resolution FY2015R4(7) shall remain in effect and is conditioned upon the landowner completing an unconditional subdivision of Lot 9 prior to closing and the simultaneous preservation of both the North and South Farms.

Discussion: A 39-acre portion of Block 14, Lot 9 was submitted as a separate application for the sale of a development easement known as Windy Acres South Farm. The Committee on April 24, 2015 granted final approval for the property, which included one single-family residential unit, zero agricultural labor units, and no pre-existing nonagricultural uses on the area to be preserved and an easement value of \$4,600 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$1,300 per acre based on zoning and environmental regulations in place as of the current valuation date 6/28/14 (Schedule B). Subsequent to the SADC final approval, title and survey revealed the property included approximately 3.2 acres of additional land and the owner is requesting a change to the proposed lot line between the "North" and "South" farms and the addition of 2 small lots found in title resulting in approximately 80 net acres (Schedules C1, C2 and C3):

- Block 14, Lot 2 – Harmony Township (0.743 acres)
- Block 12, Lot 16 – White Township (0.293 Acres)

Both appraisers and the SADC review appraiser agreed that this revision did not impact their values and the \$4,600 per acre 1/1/04 easement value remains unchanged. The revised quality score of the property is 59.46, which is at least 70 percent of the County's average quality score of 41 as determined by the SADC on July 25, 2013. The County has requested to encumber an additional 3 percent buffer for possible final surveyed acreage increases; therefore, 82.4 acres will be utilized to calculate the SADC grant need.

5. John H. Smith and Jean M. Smith (Windy Acres South Farm)  
SADC #21-0558-PG (Resolution FY2016R11(8)) – **Amended Final Approval**  
A portion of Block 14, Lot 9, Harmony Township  
Warren County, 39 Net Acres  
The SADC amends the application configuration and the cost share of the Windy Acres South Farm final approval Resolution #FY2015R4(8) and approves a revised cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 43.65 net easement acres at

a State cost share of \$3,900 per acre for a total grant need of \$170,235 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule E. The property includes zero residential units, zero agricultural labor units and no pre-existing nonagricultural uses outside of the exception areas. All other provisions of the final approval Resolution FY2015R4(8) shall remain in effect and is conditioned upon the landowner completing an unconditional subdivision of Lot 9 prior to closing and the simultaneous preservation of both the North and South Farms.

Discussion: A 77-acre portion of Block 14, Lot 9 was submitted as part of a separate application for the sale of a development easement known as Windy Acres North Farm. The Committee on April 24, 2015 granted final approval for the property, which included a 1-acre nonseverable exception area limited to one future single-family residential unit and an easement value of \$6,000 per acre based on zoning and environmental regulations in place as of 1/1/2004 and \$600 per acre based on zoning and environmental regulations in place as of the current valuation date of 6/28/14 (Schedule B). The portion of the property outside the exception area includes zero housing opportunities, zero agricultural labor units and no pre-existing nonagricultural uses. Subsequent to the SADC final approval, title and survey revealed the property included approximately 5 acres of additional land and the owner is requesting a change to the proposed lot line between the "North" and "South" farms resulting in an additional approximately .63 acres for a new net acreage of approximately 42.38 acres (Schedules C1, C2 and C3).

Both appraisers and the SADC review appraiser agreed that including the driveway did not impact their values and the \$6,000 per acre 1/1/2004 easement value remains unchanged. The revised quality score of the property is 58.76, which is at least 70 percent of the County's average quality score of 41 as determined by the SADC on July 25, 2013. The County has requested to encumber an additional 3 percent buffer for possible final surveyed acreage increases; therefore, 43.65 acres will be utilized to calculate the SADC grant need.

The motion was unanimously approved. (Copies of Resolution FY2016R11(4) through Resolution FY2016R11(8) are attached to and are a part of these minutes.)

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolution FY2016R11(9) and Resolution FY2016R11(10) granting final approval to the following applications under the County Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolutions. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey:



1. Calvin and Carolyn Mason, SADC # 06-0143-EP (Resolution FY2016R11(9))  
Block 2802, Lot 5, Upper Deerfield Township, Cumberland County, 30.831  
Surveyed Easement Acres  
State cost share of \$3,700 per acre, totaling \$114,074.70 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule D. The property includes a 6-acre nonseverable exception area limited to one single-family residential unit. The property outside of the exception area includes one single-family residential unit, zero agricultural labor units and no pre-existing nonagricultural uses.

Discussion: In May 2013 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm. Prior to being submitting to the SADC County PIG Program, the farm had been submitted for cost share in the SADC 2009 County Easement Purchase Round. In March 2008, the SADC certified a development easement value of \$6,900 per acre and the owner accepted the offer; however, due to insufficient funds in the 2009 EP round, the SADC was unable to provide a cost share for the property. Cumberland County purchased the development easement in August 2012 for \$212,671.80 (\$6,900 per acre, equal to the SADC certified easement value). In May 2013 the County submitted the property to the SADC for reimbursement through the County PIG Program.

The application was in progress prior to the SADC requiring review of the guidance documents for Exception Areas, Division of the Premises and Nonagricultural Uses, and the County has already pre-acquired the easement; therefore, the landowner did not receive or sign guidance documents. On June 25, 2015, the SADC certified a current development easement value of \$5,600 per acre based on zoning and environmental regulations in place as of 4/20/15. The current easement value of \$5,600 per acre is \$1,300 per acre less than the \$6,900 per acre previously certified by the SADC. The Cumberland CADB passed a resolution granting final approval to request reimbursement from the SADC based on the updated certified market value of \$5,600 per acre.

2. David H. and Peter S. Watson #1, SADC # 06-0134-PG (Resolution FY2016R11(10))  
Block 83, Lot 2, Hopewell Township, Cumberland County, 49 Gross Acres  
State cost share of \$3,340 per acre (68.16% of the certified market value and the purchase price), for a total grant need of approximately \$168,569.80, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property includes one single-family residence, zero agricultural labor units and no pre-existing nonagricultural uses or exceptions.

Discussion: The County has requested to encumber an additional 3 percent buffer for possible final surveyed acreage increases; therefore, 50.47 acres will be utilized to calculate the grant need.

The motion was unanimously approved. (Copies of Resolution FY2016R11(9) and Resolution FY2016R11(10) are attached to and are a part of these minutes.)

### **C. FY2016 Nonprofit Approvals**

Mr. Knox referred the Committee to Resolution FY2016R11(11) for preliminary review and approval for the Nonprofit Acquisition of Development Easement Projects for the 2016 FY Funding Round. Mr. Knox reviewed the specifics with the Committee as outlined in said Resolution. Four nonprofit organizations submitted 10 applications for easement purchase projects located in five counties. One application (Strang) was submitted in both the Nonprofit and State Direct Easement rounds and will be progressing in the state Direct Easement round, leaving nine applications in the Nonprofit round. Mr. Knox stated that when applications come in, the nonprofits provide the expected ancillary and acquisition costs. Staff reviewed those and in one case, the Ostrum farm, the nonprofit provided a fairly high per-acre value based on the assumption that they had final subdivision approvals. Those final subdivision approvals went back to 2004. There was a lot of vetting of this property, and the subdivision approvals were not extended through the Permit Extension Act so they were valid but they were not effective. Staff thought the prices were too high so staff's suggestion for the Ostrum farm is to reduce the price to \$580,000 due to the lack of valid subdivision approvals.

Staff recommendation is to grant preliminary approval, with the following allocations to be conditionally awarded to the nonprofits submitting applications as set forth more specifically in Schedule A:

- \$ 750,000 to the New Jersey Conservation Foundation
- \$ 225,000 to Monmouth Conservation Foundation
- \$1,425,000 to the Land Conservancy of New Jersey
- \$ 500,000 to Lamington Conservancy
- \$2,900,000 Total

It was moved by Ms. Murphy and seconded by Mr. Siegel to approve Resolution FY2016R11(11) granting preliminary approval of the nonprofit projects and grant amounts as identified in Schedule A. This approval is subject to N.J.A.C. 2:76-12, 13, 14.



15 and 16, and all other rules and regulations as established by the SADC. The SADC's approval is conditioned upon subsequent SADC recommendation that \$2.9 million be appropriated to the FY2016 Nonprofit Round, Legislative appropriation of funds and funding availability as determined by the State Treasurer. Any funds that are not expended within two years of the date of the grant appropriation are subject to re-appropriation and may no longer be available to the nonprofit. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was unanimously approved. (A copy of Resolution FY2016R11(11) is attached to and is a part of these minutes.)

**D. Stewardship**

1. House Replacement Request
  - a. Palanca Farm, Millstone Township, Monmouth County

Mr. Roohr referred the Committee to Resolution FY2016R11(12) for a request by John and Francyne Palanca, owners of Block 64, Lot 3, in Millstone Township, Monmouth County, totaling approximately 41.64 acres, to replace the existing single-family residence on the property. A few weeks ago when the County was out doing inspections they found that the owners had knocked down the existing house, which is fine. But in conversation the landowners indicated that they also plan to rebuild the house, and they didn't realize that they needed permission to do that. They are new owners of the property. The Deed of Easement identifies one single-family residence, no agricultural labor residential units, no residential dwelling site opportunities (RDSOs) and no exception areas. Mr. Roohr stated that the residence that existed on the property at the time of preservation had significant structural damage from termites and water and has since been removed. The owners propose to replace the previous residence with a new single-family residence for themselves, which will be built on the footprint of the previous residence. The new residence will include an approximately 10-foot addition off the back and will utilize the existing driveway. The owners propose to build a 1 ½-story residence with approximately 3,600 square feet of heated living space. The Deed of Easement does not set forth a specific house size limitation and the property was not preserved using federal funding. Staff recommendation is to approve the request.

It was moved by Ms. Murphy and seconded by Mr. Waltman to approve Resolution FY2016R11(12) finding that pursuant to the restrictions as contained in the Deed of Easement, the replacement of the single-family residence on the Premises with a new single-family residence will have a positive impact on the continued agricultural operations of this farm by replacing the deteriorated residence with a new residence, which shall serve as the primary residence for the owners. The Committee approves the

construction of a single-family residence, consisting of approximately 3,600 square feet of heated living space, in the location shown in Schedule A, to replace the former residence that existed on the Premises at the time of preservation and has since been removed. This approval is valid for a period of three years from the date of this resolution and this approval is non-transferable. The construction of the new residence is subject to all applicable local, State and Federal regulations. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was unanimously approved. (A copy of Resolution FY2016R11(12) is attached to and is a part of these minutes.)

2. Renewable Energy Request
  - a. Blue Moon Acres (Insieme), Hopewell Township, Mercer County

**Mr. Waltman recused himself from any discussion/action pertaining to this agenda item to avoid the appearance of a conflict of interest. Blue Moon Acres ran a promotional appeal in the summer of 2014 in which the Watershed Association received a portion of the farm's proceeds.**

Mr. Roohr referred the Committee to Resolution FY2016R11(13) for a request by Insieme, LLC (Blue Moon Acres), owner of Block 46, Lot 4.01, in the Township of Hopewell, Mercer County, comprising approximately 63 acres, for a ground-mounted solar energy generation facility on the property. The solar energy generation facility will be owned by the property owner. The energy demand from this ground-mounted solar energy facility is primarily from the processing/sales barn on the property. The energy demand for the previous calendar year for the residence is approximately 146,500 kWh's. The rated capacity of the proposed solar energy generation facility is 146,100 kWh's per year. The owner has provided evidence that the annual solar energy generation does not exceed 110 percent of the previous calendar year's energy demand. Mr. Roohr stated that the proposed ground-mounted solar energy facility comprises approximately 4 square feet of impervious cover. The facility will be located along a strip of land that is currently not farmed, located approximately 300 feet west of the main produce processing/sales barn on the property as identified in Schedule A of the resolution. Mr. Roohr stated that there are no other solar energy facilities or wind or biomass energy generation facilities existing on the property. The proposed facility is limited to the area around the panels themselves, including a 20-foot perimeter buffer, and the underground trench that connects the panels to the meter on the processing/sales barn, which together comprise an occupied area of approximately 25,842 square feet. The proposed facility will be installed with screws. Mr. Roohr stated that the proposed facility will require site disturbance of approximately 304 square feet. N.J.A.C. 2:76-24.6 requires that site disturbance



associated with the solar energy facility, including but not limited to, grading, topsoil, and subsoil removal, excavation and soil compaction, shall not exceed one acre on the property.

Mr. Roohr stated that staff recommendation is to approve the request for the ground-mounted solar energy facility, as outlined in said resolution and as presented and discussed.

It was moved by Ms. Brodhecker and seconded by Ms. Murphy to approve Resolution FY2016R11(13) finding that the owner of Block 46, Lot 4.01, Insieme, LLC (Blue Moon Acres) has complied with all of the provisions of N.J.A.C. 2:76-24.1 et seq. concerning the installation of a photovoltaic solar energy generation facility, structures and equipment on the Premises. The SADC approves the construction, installation, operation and maintenance of the photovoltaic energy generation facilities, structures and equipment consisting of approximately 25,842 square feet of occupied area located on a strip of land between two crop fields just west of the processing barn and having a rated capacity of 146,100 kWh's of energy as identified in Schedule A and as described further in said Resolution. The total electrical energy demand for the processing/sales barn is 146,500 kWh's annually. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was approved. (Mr. Waltman recused himself from the vote.) (A copy of Resolution FY2016R11(13) is attached to and is a part of these minutes.)

**E. Agricultural Mediation**

**a. Certification of Roster of Mediators**

Mr. Kimmel referred the Committee to Resolution FY2016R11(14) regarding the recertification of agricultural mediators under the Agricultural Mediation Program. Pursuant to the Agricultural Mediation Program's regulations, mediators' certificates are to be renewed annually provided the mediators continue to satisfy the program regulations. To update the program's roster of mediators, staff recommends that the following individuals have their certifications renewed because they have continued to satisfy program requirements:

Liza Clancy  
Gaetano DeSapio  
Michael Ennis  
Gordon Geiger  
Melvin Henninger

Tara Kenyon  
Paul Massaro  
John Paschal  
Cari Rincker  
Barbara Weisman  
Loretta Yin

It was moved by Mr. Germano and seconded by Mr. Danser to renew the certificates of the above listed certified mediators, pursuant to N.J.A.C. 2:76-18.10. The motion was unanimously approved. (A copy of Resolution FY2016R11(14) is attached to and is a part of these minutes.)

#### **PUBLIC COMMENT**

None

#### **TIME AND PLACE OF NEXT MEETING**

SADC Regular Meeting: Thursday, December 10, 2015, beginning at 9 a.m. Location: Health/Agriculture Building, First Floor Auditorium.

#### **CLOSED SESSION**

At 10:16 a.m., Mr. Siegel moved the following resolution to go into Closed Session. The motion was seconded by Mr. Danser and unanimously approved.

“Be it resolved, in order to protect the public interest in matters involving minutes, real estate, and attorney-client matters, pursuant to N.J.S.A. 10:4-12, the N.J. State Agriculture Development Committee declares the next one-half hour to be private to discuss these matters. The minutes will be available one year from the date of this meeting.”

#### **ACTION AS A RESULT OF CLOSED SESSION**

**Note: Chairman Fisher was not present at the meeting at this point in time. Vice Chairman Danser presided over the meeting.**

##### **A. Real Estate Matters - Certification of Values**



**County Planning Incentive Grant Program**

**Mr. Johnson recused himself from any discussion/action pertaining to the certifications of value for Burlington County to avoid the appearance of a conflict of interest. Mr. Johnson is a member of the Burlington County Agriculture Development Board.**

It was moved by Mr. Danser and seconded by Mr. Germano to approve the Certification of Values as discussed in Closed Session for the following applicants:

**Burlington County**

1. Adam and Lisa Caul, SADC # 03-0411-PG  
Block 2302, Lot 4, Springfield Township, Burlington County, 37 Gross/35 Net Acres
2. Noble and Dorothy McNaughton, SADC # 03-0409-PG  
Block 1101, Lot 11.02, Tabernacle Township, Burlington County, 19 Acres
3. Peter and Monica Chung, SADC # 03-0413-PG  
Block 15.01, Lot 7.02, Shamong Township, Burlington County, 117 Gross/115 Net Acres
4. S.J. and Dolores M. Henry, SADC # 03-0407-PG  
Block 1601, Lot 3; Block 802, Lot 3; Southampton Twp., Burlington County, 68 Gross/66 Net Acres
5. To Better Days Boarding, LLC, SADC # 03-0414-PG  
Block 303, Lot 22.02, Springfield Township, Burlington County, 53 Acres
6. Stanley and Roseanne Rowe, SADC # 03-0408-PG  
Block 17, Lot 12.01, Shamong Township, Burlington County, 34 Acres
7. William and Johanna Giberson, SADC # 03-0412-PG  
Block 794, Lot 7, Pemberton Township, Burlington County, 234 Acres  
**This certification is subject to the recording of a 50-foot wide access easement from County Route 530 across Block 100.01, Lot 1, in Pemberton Borough (also owned by Giberson) and connecting to the subject property.**

8. Giberson Grain Farm, LLC, (Giberson East) SADC #03-0406-PG  
Block 794, Lot 9, Pemberton Township, Burlington County, 181 Acres

The motion was approved. (Mr. Johnson recused himself from the vote and Chairman Fisher was absent for the vote.) Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.

It was moved by Mr. Siegel and seconded by Mr. Germano to approve the Certifications of Value as discussed in Closed Session for the following applicants:

**Cumberland County**

1. Kenneth and Carol Ale (Ale Farm #1), SADC # 06-0176-PG  
Block 5, Lot 2, Hopewell Township, Cumberland County, 19 Acres  
Development Easement Value of \$5,500 per acre based on current zoning and environmental regulations in place as of June 1, 2015.

**Gloucester County**

1. Claire Bartholomew, SADC # 08-0097-PG  
Block 5, Lots 6, 17.01, Harrison Township, Gloucester County, 23 Acres  
Development Easement Value of \$13,000 per acre based on current zoning and environmental regulations in place as of August 22, 2015 and September 5, 2015.
2. Marco DiSario, SADC # 08-0189-PG  
Block 802, Lot 20, Franklin Township, Gloucester County, 17 Acres  
Development Easement Value of \$3,500 per acre based on current zoning and environmental regulations in place as of September 15, 2015 and September 28, 2015.
3. Robert J. Pacilli Investments, SDC # 08-0186-PG  
Block 33, Lot 2.03, Harrison Township, Gloucester County, 27 Acres  
Development Easement Value of \$17,100 per acre based on current zoning and environmental regulations in place as of August 12, 2015 and August 18, 2015.

The motion was approved. (Chairman Fisher was absent for the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.)



**Municipal Planning Incentive Grant Program**

It was moved by Mr. Siegel and seconded by Mr. Germano to approve the Certifications of Value as discussed in Closed Session for the following applicants:

**Salem County**

1. William Henry Ray, SADC # 17-0140-PG  
Block 28, Lot 1.05, Alloway Township, Salem County, 64 Acres
2. Dubois Farm Properties, LLC, SADC # 17-0145-PG  
Block 1801, Lot 6, Pittsgrove Township, Salem County, 65 Acres

**Warren County**

1. Bonnie Post, SADC # 21-0584-PG  
Block 1101, Lot 3.01, Frelinghuysen Township, Warren County, 40 Acres
2. Arthur and Joan Rothman, SADC # 21-0576-PG  
Block 33, Lots 20, 20.02, White Township, Warren County, 48.32 (net) to be preserved acres; Gross Acres 58.32

The motion was approved. (Chairman Fisher was absent for the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.)

**Sussex County**

**Ms. Brodhecker recused herself from any discussion/action pertaining to the following certification of values (Carretta Farm) to avoid the appearance of a conflict of interest. Ms. Brodhecker is the Chairperson of the Sussex County Agriculture Development Board.**

It was moved by Mr. Siegel and seconded by Mr. Germano to approve the Certification of Values as discussed in Closed Session for the following applicants:

1. Michael and Anne Carretta (Huntcliff Farm), SADC # 19-0045-PG  
Block 17, Lots 9 and 10, Green Township, Sussex County, 57 Acres/63 Gross

Acres

The motion was approved. (Ms. Brodhecker recused herself from the vote. Chairman Fisher was absent for the vote.) (A copy of the Certification of Value Report is attached to and is a part of the Closed Session minutes.)

**Direct Easement Purchase Program**

It was moved by Mr. Siegel and seconded by Mr. Germano to approve the Certification of Values as discussed in Closed Session for the following applicants:

**Salem County**

1. Tyler Bill, SADC # 17-0286-DE  
Block 28, Lot 26, Quinton Township, Salem County, 181.89 Gross Acres/178.89 Net Acres

**Warren County**

1. Robert, Sharon and Matthew Santini, SADC # 21-0070-DE  
Block 99, Lot 4, Pohatcong Township, Warren County, 80 Acres
2. Robert and Sharon Santini/Chambers Farm, SADC # 21-0074-DE  
Block 101, Lots 9 and 13, Pohatcong Township, Warren County, 91 Acres  
**This certification is contingent upon an access easement being placed on Block 101, Lot 13, running from the exception on Municipal Drive to the railroad crossing, prior to closing.**

The motion was approved. (Chairman Fisher was absent for the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.)

**B. Attorney/Client Matters**

**1. Condemnations – As discussed in Closed Session**

Ms. Payne asked for a motion to amend the delegation authority for negotiating the condemnation settlement of certain takings as discussed in Closed Session.

It was moved by Mr. Siegel and seconded by Ms. Murphy to amend the delegation authority for negotiating the condemnation settlement of certain takings as discussed in Closed Session. The motion was approved. (Chairman Fisher was not present at the meeting at this point.)

**PUBLIC COMMENT**

None

**ADJOURNMENT**

There being no further business, it was moved by Mr. Waltman and seconded by Mr. Danser and unanimously approved to adjourn the meeting at 11:45 a.m.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Susan E. Payne".

Susan E. Payne, Executive Director  
State Agriculture Development Committee

Attachments



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION FY2016R(1)**

**Division of Premises  
Keith and Maryann Gibbs Farm**

**November 12, 2015**

Subject Property: Keith and Maryann Gibbs Farm  
Block 304, Lot 8 - Parcel A  
Block 501, Lot 4 - Parcel A  
Block 401, Lot 3 - Parcel B  
Allamuchy Township, Warren County  
236.80- acres

WHEREAS, Keith & Maryann Gibbs, hereinafter "Owners" were the record owners of Block 304, Lot 8, Block 501, Lot 4, and Block 401, Lot 3 in Allamuchy Township, Warren County, hereinafter referred to as the "Premises", by deed dated March 16, 2007, and recorded in the Warren County Clerk's Office in Deed Book 2141, Page 232; and

WHEREAS, a development easement on the Premises was conveyed to the State Agriculture Development Committee pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1 et seq., by the prior owners, Frank and Joan Gibbs, by Deed of Easement dated December 15, 1999, and recorded in the Warren County Clerk's Office in Deed Book 1663, Page 140; and

WHEREAS, the Premises consists of three parcels which total approximately 236.80 acres of preserved land and a 5-acre non-severable exception area, as shown in Schedule "A"; and

WHEREAS, the three parcels are separated by Long Bridge Road and Johnsonburg-Allamuchy Road; and

WHEREAS, the Owners sold Block 401, Lot 3 (Parcel-B), to Lavanta Stables, LLC, hereinafter "Purchasers," on April 1, 2015, by deed recorded in the Warren County Clerk's office in Deed Book 2606, Page 308; and

WHEREAS, the Purchasers intend to develop Parcel B into an equine production operation where they propose to import, breed, raise and train young European horses on the Premises; and

WHEREAS, the Owners would retain ownership of Block 304, Lot 8 and Block 501, Lot 4 (Parcel-A); and

WHEREAS, the Deed of Easement references three existing residence, no agricultural labor residences, no residual dwelling site opportunities (RDSO) and one non-severable exception area (5.0 acres on Parcel-B) on the Premises; and

WHEREAS, the Owners seek an after the fact approval of a division of the Premises along existing lot lines as shown in Schedule "A"; and

WHEREAS, the primary outputs of this farm have historically been grain crops and dairy; and

WHEREAS, paragraph 15 of the Deed of Easement states that no division of the Premises shall be permitted without the approval in writing of the Grantee; and

WHEREAS, in order to grant approval, the SADC must find that the division is for an agricultural purpose and will result in agriculturally viable parcels such that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output; and

WHEREAS, the proposed Parcel-A would result in a 185+/- acre property that is 75% (145 acres) tillable with 33% (63.0 acres) prime soils; and

WHEREAS, the proposed Parcel-A would include three single family residences as well as several barns and outbuildings; and

WHEREAS, the proposed Parcel-B would result in a 52+/- acre property that is 48% tillable (25 acres) with 12% (5.6 acres) prime soils; and

WHEREAS, proposed Parcel-B is unimproved but would include the five acre non-severable exception area where the Purchaser intends to construct a new home; and

WHEREAS, the SADC makes the following findings related to its determination of whether this application meets the agricultural purpose test:

- 1) The division is being undertaken for the purpose of transferring title of Parcel-B to Lavanta Stables, which proposes to develop the property into an equine facility conducting production activities; and

- 2) The transfer of ownership of Parcel-B to Lavanta Stables would provide them with a property to establish their equine operation; and

WHEREAS, the SADC finds that the operation proposed by the Purchasers will increase, diversify and intensify the agricultural production on Parcel-B; and

WHEREAS, the SADC makes the following findings related to its determination of whether the division will result in agriculturally viable parcels such that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output:

- 1) Parcel-A, at 185 acres, with 145 tillable acres, includes substantial acreage of tillable soils;
- 2) Parcel-A includes 33% soils which are considered prime farmland, which is defined by the Natural Resources Conservation Service (NRCS) as those soils that possess the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, with the remaining 67% considered not prime farmland;
- 3) Parcel-B, at 52 acres, with 25 tillable acres, does not include substantial acreage of tillable soils;
- 4) Parcel-B includes 12% soils considered prime farmland, with the remaining 88% considered not prime farmland that falls into three land capability classes as determined by NRCS: Class 3 soils, which have severe limitations that reduce the choice of plants or that require special conservation practices, or both; Class 5 soils, which are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat; Class 6 soils, which have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat, and Class 7 soils, which have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat;
- 5) In order to retain as much of the prime soils and tillable acreage for agricultural production as possible on Parcel-B, the Purchasers have agreed to construct all of the equine infrastructure, with the exception of the septic field, stormwater retention basin and outdoor riding arena, on the acreage of Parcel-B identified as rock outcrop by the NRCS soils map as shown in Schedule "B", and as shown in the engineering drawings submitted, as shown in Schedule "C";



- 6) The Purchasers have stated that they are willing to move the outdoor riding arena to a location that is not on prime soils as identified in Schedule "B"; and

WHEREAS, the Committee has determined that the rock outcrop area is classified by NRCS as Land Capability Class 6 and has severe limitations that makes it generally unsuitable for cultivation; therefore, use of this area to accommodate the equine infrastructure needs of this operation as described in paragraph 5 above, is a beneficial use of this otherwise minimally productive area of Parcel-B; and

WHEREAS, the Committee has requested, and the Purchasers have agreed to, a maximum house size limitation of 4,000 sq./ft., of heated living space within the exception area on Parcel-B; and

WHEREAS, the Committee has requested, and the Purchasers have agreed to, no further divisions of premises on Parcel-B.

NOW THEREFORE BE IT RESOLVED, that the SADC finds that the division is for an agricultural purpose; however, the soils on Parcel-B contain only a modest amount of high quality soils that are suitable for cultivation and a substantial amount of low quality soils that are unsuitable for cultivation and on its own, therefore Parcel-B would not be considered agriculturally viable for a variety of operations; and

BE IT FURTHER RESOLVED, that without an intensification of the production outputs and attendant investment in infrastructure on Parcel-B, it would be difficult for any division of the premises to meet the agricultural viability test solely based on the quality of the land in Parcel-B; and

BE IT FURTHER RESOLVED, that the intensification of the agricultural operation as proposed by the Purchaser, with accompanying infrastructure improvements, will serve as one of the few ways to increase the productivity and viability of an otherwise minimally productive parcel; and

BE IT FURTHER RESOLVED, that the SADC hereby approves the division subject to the following conditions:

- New infrastructure to be constructed on Parcel-B, with the exception of the septic field, stormwater retention basin and outdoor riding arena, will be constructed on the area of unrated soils designated as rock outcrop on the NRCS soils map, as shown in Schedule "B", and as depicted in the engineering drawings submitted by Careaga Engineering, as shown in the attached Schedule "C";
- The outdoor riding arena shall be located in an area not classified as prime soils;
- Within 36 months of this approval, a farm conservation plan for the Premises,

developed in accordance with USDA-Natural Resources Conservation Service standards, shall be devised and implemented on Parcel-B, and a copy of the implemented plan shall be supplied to the SADC;

-The extensive field drainage currently existing on Parcel-B will be maintained to assure maximum field productivity of the existing tillable acreage of Parcel-B and an operations and maintenance plan for same shall be incorporated into the farm conservation plan;

-No further divisions of premises will be permitted on Parcel-B;

-A maximum house size limit of 4,000 sq./ft., heated living space shall be applied to the exception area of Parcel-B; and

BE IT FURTHER RESOLVED, that the SADC finds that the division as described herein with accompanying conditions serves to increase the agricultural viability of the Parcel-B by allowing increased agricultural investment on soils that, in their natural state, are already highly constrained in their agricultural capability; and

BE IT FURTHER RESOLVED, that the Committee approves the Division of the Premises request; and

BE IT FURTHER RESOLVED, that the SADC shall record a copy of its approval with the Warren County Clerk's office; and

BE IT FURTHER RESOLVED, that this approval is not transferrable to another purchaser; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

11-12-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

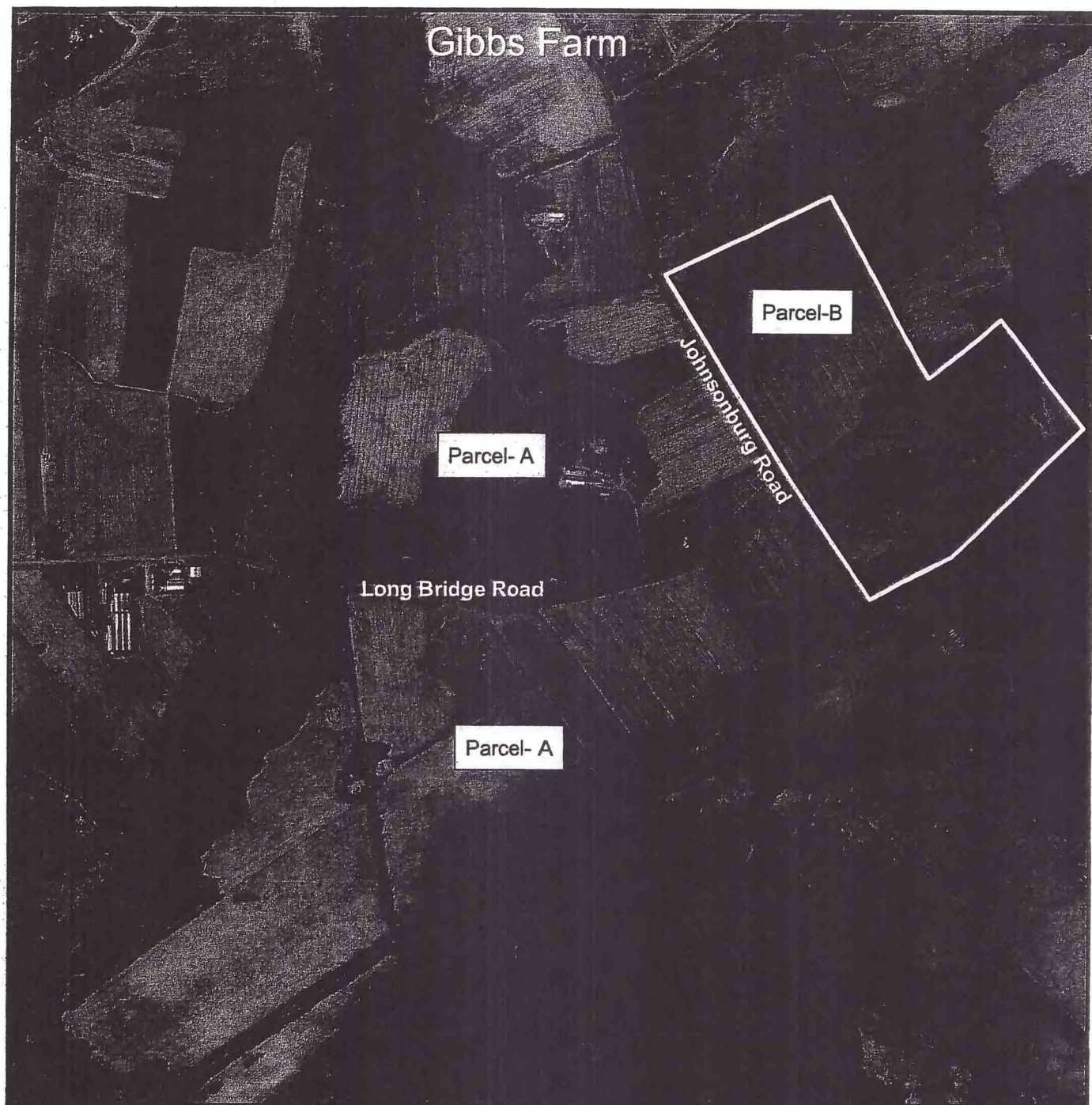
**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	OPPOSE
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	ABSTAIN
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	OPPOSE
Peter Johnson	YES
Denis C. Germano, Esq.	ABSTAIN



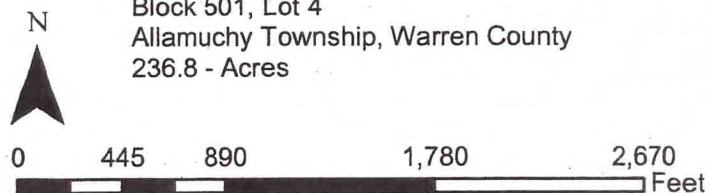
# Schedule "A"

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

F & J Gibbs Farm  
Block 304, Lot 8  
Block 401, Lot 3  
Block 501, Lot 4  
Allamuchy Township, Warren County  
236.8 - Acres



10/21/2015

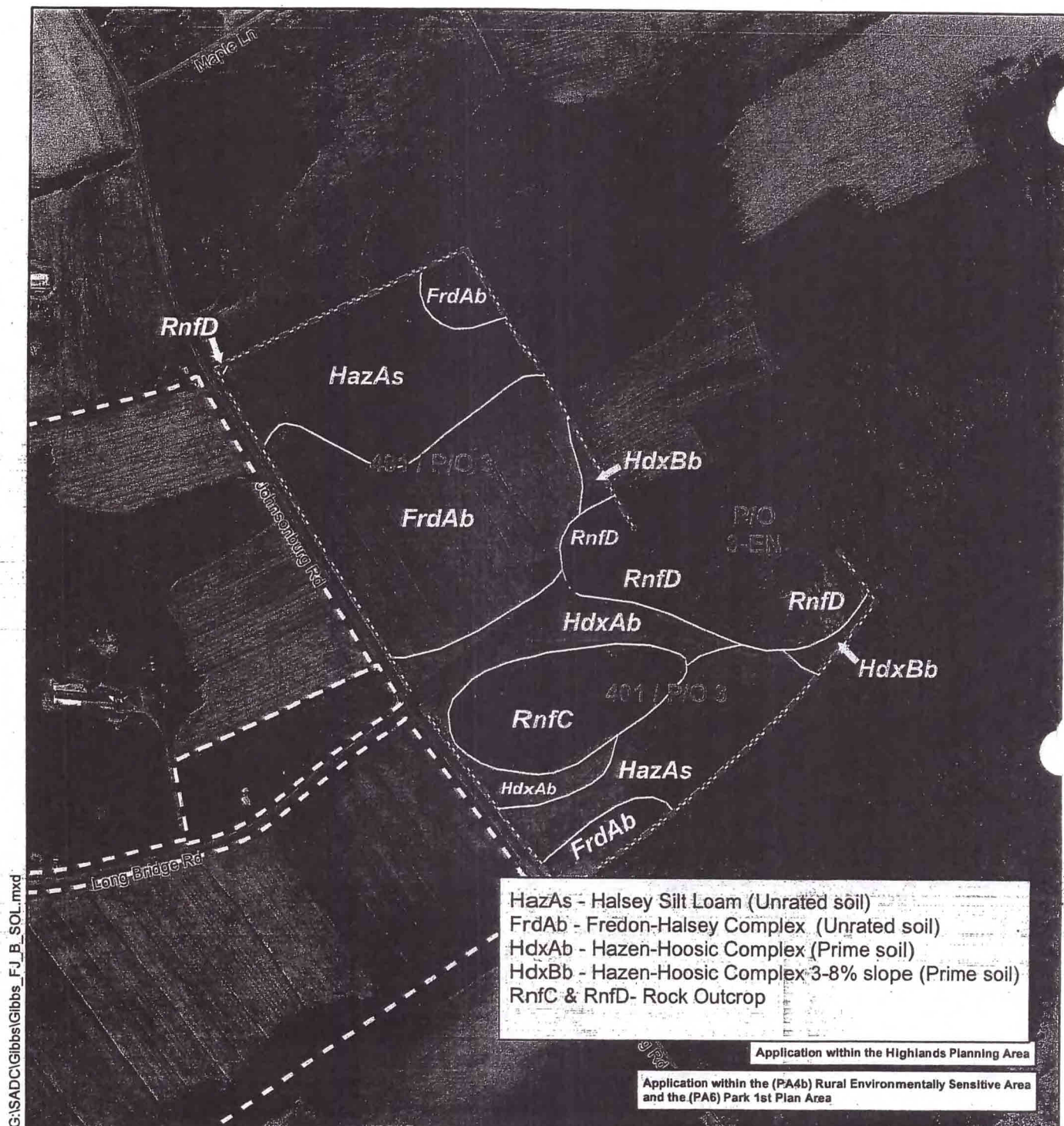
### Farmland Preservation Program

	PRESERVED EASEMENT
	EXCEPTION AREA
	PRESERVED EASEMENT / NR
	EXCEPTION AREA / NR
	FINAL APPROVAL
	PRELIMINARY APPROVAL
	ACTIVE APPLICATION
	8 YEAR PRESERVED
	TARGETED FARM
	INACTIVE APPLICATION
	NO CORRESPONDING DATA

State Planning Areas	
	(PA1) METRO
	(PA2) SUBURBAN
	(PA3) FRINGE
	(PA4) RURAL
	(PA4b) RURAL ENV SENS
	(PA5) ENV SENS
	(PA5b) ENV. SENSITIVE BARRIER IS
	(P10) PINELANDS
	PARK
	MILITARY
	NEW JERSEY MEADOWLANDS
	WATER
	ELLIS ISLAND- NJ
	ELLIS ISLAND- NY
Base Map	
	County Boundaries
	Municipal Boundaries
	Highlands Planning Area
	Highlands Preservation Area
	Pinelands Area
Green Acres Preserved Easements	



# Soils - Parcel B



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gibbs, Frank & Joan – Parcel B  
Block 401 P/O Lot 3 (46.82 ac)  
& P/O Lot 8-EN (non-severable exception – 4.99 ac)  
Gross Total = 51.81 ac  
Allamuchy Twp., Warren County

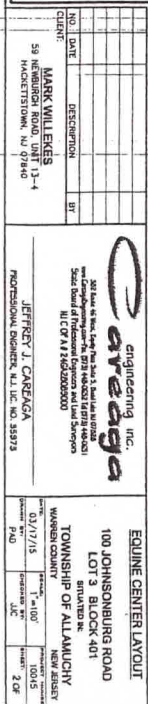
500 250 0 500 1,000 Feet

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



**Sources:**  
NRCS - SSURGO 2013 Soil Data  
NJ Pinelands Commission PDC Data  
NJ Highlands Council Data  
Green Acres Conservation Easement L  
NJDOT Road Data  
NJOT/OGIS 2012 Digital Aerial Image

Date: 6/26/2015





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016R11(2)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PITTSGROVE TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Robert L. Kupelian ("Owner")  
Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq.  
SADC ID# 17-0139-PG

November 12, 2015

WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Pittsgrove Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Pittsgrove Township received SADC approval of its FY2016 PIG Plan application annual update on May 28, 2015; and

WHEREAS, on September 15, 2014 the SADC received an application for the sale of a development easement from Pittsgrove Township for the subject farm identified as Block 2003, Lot 22, Pittsgrove Township, Salem County, totaling approximately 36.5 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the Property is located in Pittsgrove Township's East Project Area; and

WHEREAS, the Property includes zero (0) residential opportunities, zero (0) agricultural labor units, no pre-existing non-agricultural uses and no exceptions; and

WHEREAS, at the time of application the Property was in wheat and soy bean production; and

WHEREAS, the owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on October 31, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on January 22, 2015 the SADC certified a development easement value of \$8,100 per acre based on current zoning and environmental regulations in place as of December 2, 2014 ; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the Township's offer of \$8,100.00 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on August 26, 2015 the Pittsgrove Township Committee approved the application and a funding commitment for an estimated \$1,575 per acre; and

WHEREAS, the Salem County Agriculture Development Board approved the application on September 23, 2015 and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$1,575 required local match on October 7, 2015; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 36.5 easement acres):

	<u>Total</u>	
SADC	\$180,675.00	(\$4,950 per acre)
Salem County	\$ 57,487.50	(\$1,575 per acre)
Pittsgrove Twp.	<u>\$ 57,487.50</u>	<u>(\$1,575 per acre)</u>
Total Easement Purchase	\$295,650.00	(\$8,100 per acre)

WHEREAS, Pittsgrove Township is requesting \$180,675.00 and sufficient funds are available (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 36.5 easement acres, at a State cost share of \$4,950 per acre, (61.11% of certified easement value and purchase price), for a total grant need of \$180,675.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes zero (0) residential opportunities, zero (0) agricultural labor units, no pre-existing non-agricultural uses and no exceptions; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Salem County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

11-12-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

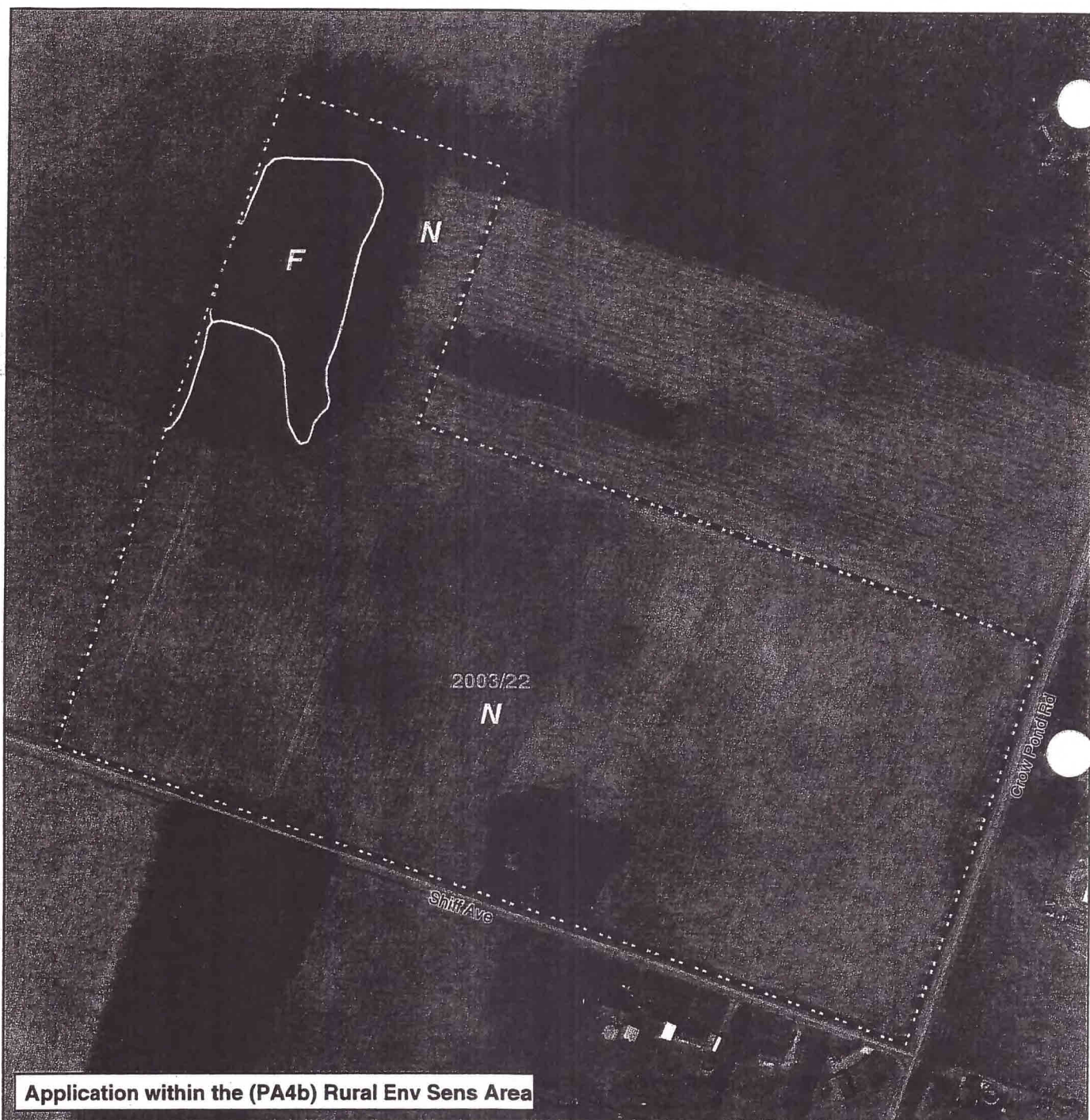


**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES

S:\Planning Incentive Grant - 2007 rules Municipal\Salem\Pittsgrove\Kupelian\final approval resolution.docx

# Schedule A



### Application within the (PA4b) Rural Env Sens Area

## FARMLAND PRESERVATION PROGRAM

### NJ State Agriculture Development Committee

Robert Kupelian  
Block 2003 Lot 22 (36.5 ac)  
Gross Total = 36.5 ac  
Pittsgrove Twp., Salem County



**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJDOT Road Data  
NJOT/OGIS 2012 Digital Aerial Image

September 22, 2014



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Kupelian Farm  
17- 0139-PG  
No Value Selected PIG EP - Municipal 2007 Rule  
37 Acres

Block 2003	Lot 22	Pittsgrove Twp.	Salem County
<b>SOILS:</b>		Other	10% * 0 = .00
		Prime	80% * .15 = 12.00
		Statewide	10% * .1 = 1.00
			<b>SOIL SCORE: 13.00</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	85% * .15 = 12.75
		Wetlands	6% * 0 = .00
		Woodlands	9% * 0 = .00
			<b>TILLABLE SOILS SCORE: 12.75</b>
<b>FARM USE:</b>		Wheat-Cash Grain	15 acres
		Soybeans-Cash Grain	15 acres

On January 22, 2015 the SADC certified a value of \$8,100.00 per acre for the development easement.

The Township is contracted to purchase the easement for \$8,100.00 per acre.

The SADC approves a purchase price of the development easement of \$8,100.00 per acre for an estimated \$299,700.00.

The SADC 61.11% cost share pursuant to N.J.A.C. 2:76-6.11 is \$4,950.00 per acre for an estimate of 183,150.00

County 19.44% cost share is \$1,575.00 per acre for an estimate of 58,275.00

Municipal 19.44% cost share is \$1,575.00 per acre for an estimate of 58,275.00

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



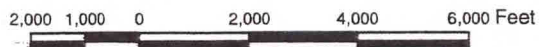
— — — — — UNITED STATES



### Application within the (PA4b) Rural Env Sens Area

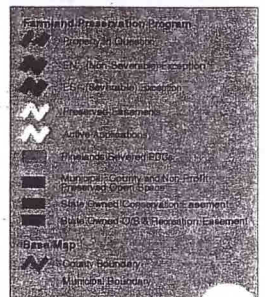
**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Robert Kupelian  
Block 2003 Lot 22 (36.5 ac)  
Gross Total = 36.5 ac  
Pittsgrove Twp., Salem County



**NOTE:**

NOTE: The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors.



**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJ Pinelands Commission PDC Data  
NJIT/OGIS 2012 Digital Aerial Image

Sepatember 22, 2014

SADC Municipal Financial Status  
Schedule B

Pittsgrove Township, Salem County

Farm	Acres	Pay Acres	Negotiated & Approved Per Acre	SADC Grant Per Acre	SADC			Federal Grant			Expended	Balance
					Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered			
Sadeghian	58.000	58.154	8,700.00	5,250.00	505,939.80	305,308.50				305,308.50	1,444,691.50	
Sara & Goren	37.708	37.708		4,800.00		180,998.40				180,998.40	1,263,693.10	
Camp	19.956	19.956	8,150.00	4,975.00	162,641.40	99,281.10				99,281.10	1,164,412.00	
Lenchitz	17.692	17.692	7,000.00	4,400.00	123,844.00	77,844.80				77,844.80	1,086,567.20	
Sadeghian ancillary costs					14,472.72	7,371.36				7,371.36	1,079,195.84	
Camp & Lenchitz ancillary costs					17,898.00	8,949.00				8,949.00	1,070,246.84	
Sara Goren Ancillary costs					12,198.00	6,099.00				6,099.00	1,064,147.84	
Lin	18.512	18.512		3,850.00		71,271.20				71,271.20	992,876.64	
Wegner	18.636	18.627	6,850.00	4,325.00		80,561.78				80,561.78	912,314.86	
Wegner ancillary costs					7,677.00	3,838.50				3,838.50	908,476.36	
Lin Ancillary Costs					7,763.00	3,881.50				3,881.50	904,594.86	
Walters	19.330	19.330	4,900.00	3,340.00	94,717.00	64,562.20				64,562.20	840,032.66	
Schmidt	89.900	89.900	7,100.00	4,450.00	638,290.00	400,055.00	360,083.22	241,848.22	158,206.78	158,206.78	681,825.88	
Kupelian	36.500	36.500	8,100.00	4,950.00	295,650.00	180,675.00			180,675.00		501,150.88	
Closed/Expended	279.734	279.879			1,525,432.20	1,310,022.34	360,083.22	241,848.22	180,675.00	1,068,174.12		
Total											501,150.88	

Schedule B



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Kupelian Farm  
17- 0139-PG  
No Value Selected PIG EP - Municipal 2007 Rule  
37 Acres

Block 2003      Lot 22      Pittsgrove Twp.      Salem County

<b>SOILS:</b>	Other	10% *	0	=	.00
	Prime	80% *	.15	=	12.00
	Statewide	10% *	.1	=	1.00
					<b>SOIL SCORE: 13.00</b>
<b>TILLABLE SOILS:</b>	Cropland Harvested	85% *	.15	=	12.75
	Wetlands	6% *	0	=	.00
	Woodlands	9% *	0	=	.00
					<b>TILLABLE SOILS SCORE: 12.75</b>

**FARM USE:**      Wheat-Cash Grain      15 acres  
                 Soybeans-Cash Grain      15 acres

On January 22, 2015 the SADC certified a value of \$8,100.00 per acre for the development easement.

The Township is contracted to purchase the easement for per acre.

The SADC approves a purchase price of the development easement of per acre for an estimated

The SADC % cost share pursuant to N.J.A.C. 2:76-6.11 is per acre for an estimate of County % cost share is per acre for an estimate of

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION FY2016R11(3)**

**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**

**WARREN COUNTY**

**for the**

**PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of**

**Dana Burke & Barbara Dinsmore - Burke Dinsmore Farm #1("Owners")**

**Harmony Township, Warren County**

**N.J.A.C. 2:76-17 et seq.**

**SADC ID# 21-0560-PG**

**NOVEMBER 12, 2015**

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Warren County received SADC approval of its FY2016 PIG Plan application annual update on May 28, 2015; and

WHEREAS, on February 27, 2014 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 9, Lot 51.01, Harmony Township, Warren County, totaling approximately 81 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the Property is located in Warren County's West Project Area and in the Highlands Preservation Area; and

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for and limited to one (1) future single family residential unit and for future flexibility of use resulting in approximately 80 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application the Property was in soybean production; and

WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a quality score of 60.90 which exceeds 41, which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on July 28, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 22, 2015 the SADC certified a development easement value of \$3,500 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,000 per acre based on zoning and environmental regulations in place as of the current valuation date June 28, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,500 per acre for the development easement for the Property; and

WHEREAS, on September 28, 2015 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 17, 2015 the Harmony Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 16, 2015 the Warren CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 22, 2015, the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,000 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 82.4 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 82.4 acres); and

SADC	\$206,000.00	(\$2,500/acre)
County	\$ 82,400.00	(\$1,000/acre)
Total Easement Purchase	\$288,400.00	(\$3,500/acre)

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d) (f), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Warren County Agriculture Development Board is requesting \$206,000 in competitive grant funding which is available at this time (Schedule B); and



WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 82.4 net easement acres, at a State cost share of \$2,500 per acre, (71.43% of certified easement value and purchase price), for a total grant need of \$206,000 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1-acre non-severable exception area for and limited to one (1) future single family residential unit and for future flexibility of use; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, that if base grant funds become available and are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.



11-12-15

Date



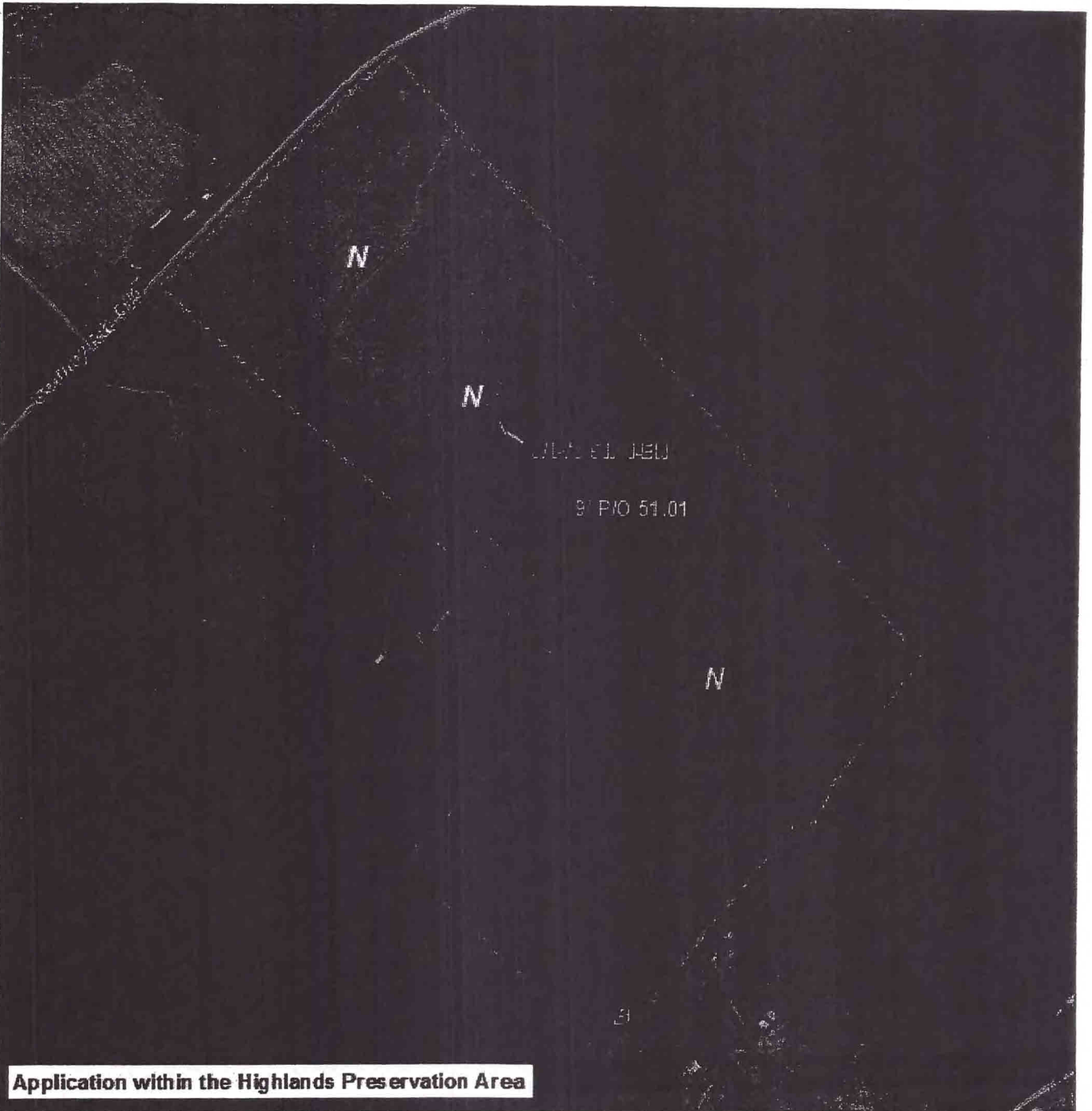
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	OPPOSE
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	OPPOSE
Peter Johnson	YES
Denis C. Germano, Esq.	YES

# Schedule A

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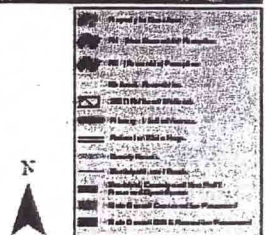
## Application within the Highlands Preservation Area

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Dana Burke and Barbara Dinsmore (#1)  
Block 9 Lots P/O 51.01 (77.8 ac)  
& P/O 51.01-EN (non-severable exception - 1.0 ac)  
Gross Total = 78.8 ac  
Harmony Twp., Warren County



**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geographic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of the ground no horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
W - Wetlands Modified for Agriculture  
T - Total Wetlands  
N - Non-Wetlands  
S - 200' Buffer  
W - Water

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Segment Data  
NCEM GIS 2012 Digital Aerial Image

March 10, 2014



# Continued Preserved Farms and Active Applications Within Two Miles

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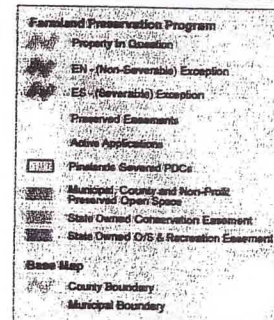


**Application within the Highlands Preservation Area**

## **FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee**

Dana Burke and Barbara Dinsmore (#1)  
Block 9 Lots P/O 51.01 (77.8 ac)  
& P/O 51.01-EN (non-severable exception - 1.0 ac)  
Gross Total = 78.8 ac  
Harmony Twp., Warren County

2,000 1,000 0 2,000 4,000 6,000 Feet



### **NOTE:**

The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOT/OGIS 2012 Digital Aerial Image

March 10, 2014



## Warren County

Totals Closed	
Totals Encumbered	

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Burke & Dinsmore (51.01)  
21- 0560-PG  
County PIG Program  
80 Acres

Block 9	Lot 51.01	Harmony Twp.	Warren County
<b>SOILS:</b>		Other	62% * 0 = .00
		Prime	22% * .15 = 3.30
		Statewide	16% * .1 = 1.60
			<b>SOIL SCORE: 4.90</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	33% * .15 = 4.95
		Woodlands	67% * 0 = .00
			<b>TILLABLE SOILS SCORE: 4.95</b>
<b>FARM USE:</b>	Soybeans-Cash Grain	26 acres	

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for Potential future house
    - Exception is not to be severed from Premises
    - Exception is to be limited to one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016R11(4)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
WARREN COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Dana Burke & Barbara Dinsmore – Burke Dinsmore Farm #2("Owners")  
Harmony Township, Warren County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 21-0561-PG

NOVEMBER 12, 2015

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Warren County received SADC approval of its FY2016 PIG Plan application annual update on May 28, 2015; and

WHEREAS, on February 27, 2014 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 9, Lot 51.02, Harmony Township, Warren County, totaling approximately 18 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the Property is located in Warren County's West Project Area and in the Highlands Preservation Area; and

WHEREAS, the Property includes one (1), approximately 1- acre non-severable exception area for and limited to one (1) future single family residential unit and for future flexibility of use resulting in approximately 17 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application the Property was in soybean production; and

WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a quality score of 71.32 which exceeds 41 , which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on July 29, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 22, 2015 the SADC certified a development easement value of \$6,100 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,800 per acre based on zoning and environmental regulations in place as of the current valuation date June 28, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,100 per acre for the development easement for the Property; and

WHEREAS, on September 28, 2015 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 17, 2015 the Harmony Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 16, 2015 the Warren CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 22, 2015, the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and a commitment of funding for \$2,150 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 17.51 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 17.51 acres); and

SADC	\$69,164.50	(\$3,950/acre)
County	\$ 37,646.50	(\$2,150/acre)
Total Easement Purchase	\$106,811	(\$6,100/acre)

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d) (f), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Warren County Agriculture Development Board is requesting \$69,164.50 in competitive grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 17.51 net easement acres, at a State cost share of \$3,950 per acre, (64.75% of certified easement value and purchase price), for a total grant need of \$69,164.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1- acre non-severable exception area for and limited to one (1) future single family residential unit and for future flexibility of use; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, that if base grant funds become available and are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.



11-12-15

Date

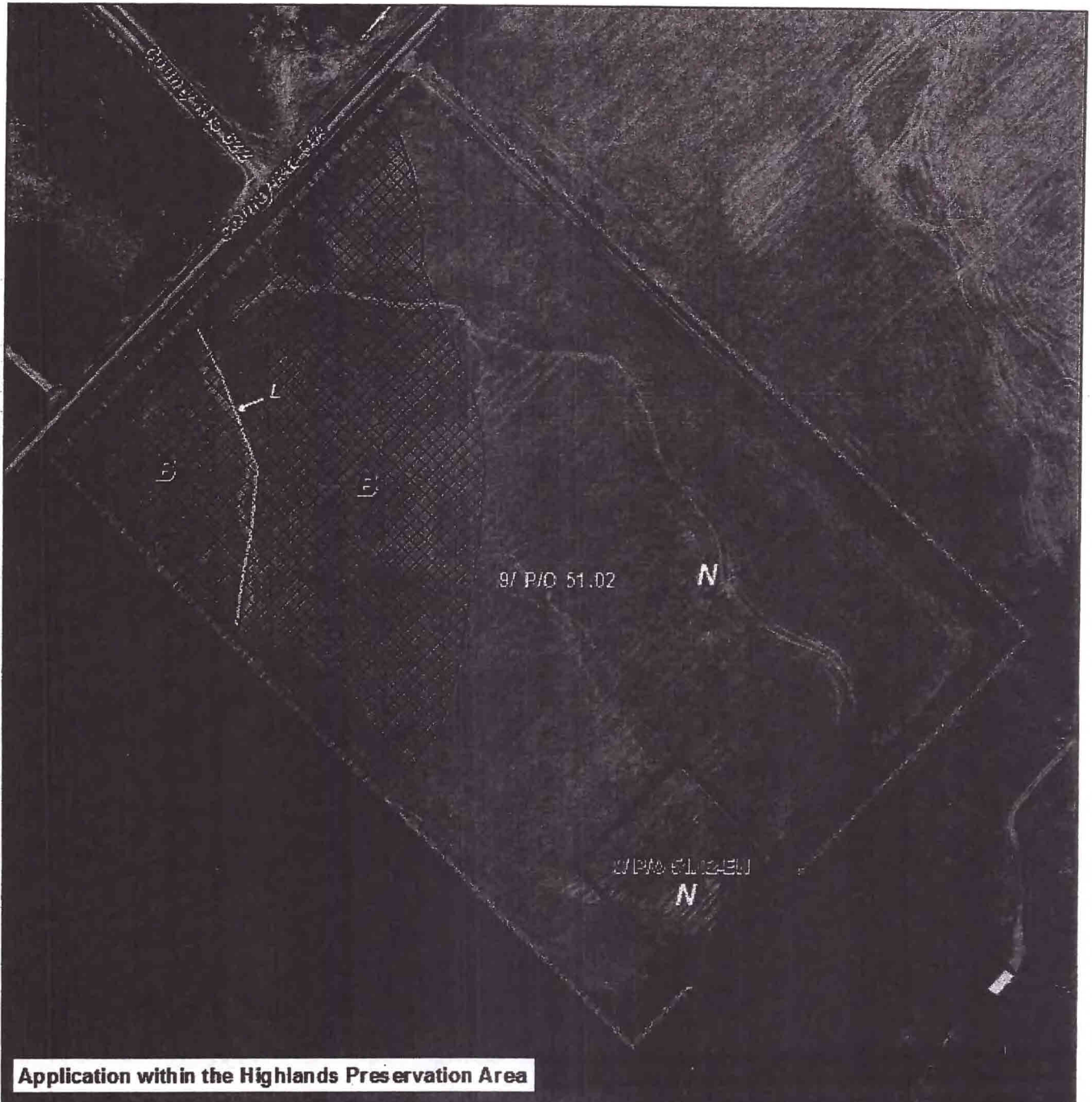
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES



# Schedule A



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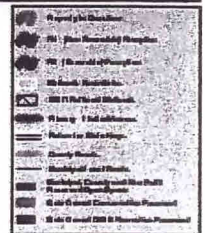
## Application within the Highlands Preservation Area

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Dana Burke and Barbara Dinsmore (#2)  
Block 9 Lots P/O 51.02 (17.7 ac)  
& P/O 51.02-EN (non-severable exception - 1.0 ac)  
Gross Total = 18.7 ac  
Harmony Twp., Warren County

250 125 0 250 500 Feet

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of the ground, no horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Total Wetlands  
N - Non-Wetlands  
S - 200' Buffer  
W - Water

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Assessment Data  
USGS 2012 Digital Aerial Imagery

March 10, 2014



# Preserved Farms and Active Applications Within Two Miles

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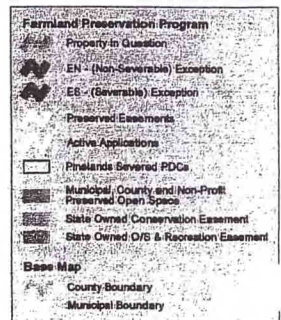


**Application within the Highlands Preservation Area**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Dana Burke and Barbara Dinsmore (#2)  
Block 9 Lots P/O 51.02 (17.7 ac)  
& P/O 51.02-EN (non-severable exception - 1.0 ac)  
Gross Total = 18.7 ac  
Harmony Twp., Warren County

2,000 1,000 0 2,000 4,000 6,000 Feet



### NOTE:

The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOT/OGIS 2012 Digital Aerial Image

March 10, 2014



SADC County Planning Status  
 SADC Sch 3 B  
 Warren County

SADC ID#	Farm	Municipality	Acres	Priv Acres	SADC Certified or unimproved Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant			Competitive Funds					
							Cost Basis	Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	Fund Balance	
21-0509-PG	Drake et al	Alamuchy	198.0870	198.0870	4,000.00	2,000.00	792,348.00	554,643.60			582,568.00	554,643.60	554,643.60	1,945,356.40			3,000,000.00	3,000,000.00	3,895,943.82
21-0506-PG	Bowers, Russell	Pontiaccong	47.9100	47.9100	6,500.00	4,000.00	311,411.00	198,826.50			213,725.00	198,826.50	198,826.50	1,746,526.90			4,000,000.00	4,000,000.00	
21-0513-PG	Orlino, Irma	Harmony	71.0000	71.0000	6,500.00	4,100.00	461,500.00	284,650.00			286,391.50	284,650.00	284,650.00	1,451,876.90					
21-0515-PG	Pruden, Timothy	Harmony	128.4510	128.4510	4,000.00	2,800.00	513,532.00	359,472.40			365,268.00	359,472.40	359,472.40	1,092,407.60					
21-0516-PG	McCormell	Oxford	52.8330	52.8330	4,000.00	2,800.00	325,016.40	209,688.00			209,688.00	209,688.00	209,688.00	882,719.50					
21-0523-PG	Coole	Harmony	48.8860	48.3660	3,700.00	2,620.00	174,817.60	123,842.20	88,930.00			128,134.20	123,842.20	123,842.20	797,788.47				
21-0527-PG	Carr	Pontiaccong	45.3220	45.3220	5,400.00	3,600.00	510,675.00	340,452.00			348,552.00	340,452.00	340,452.00	457,336.47					
21-0534-PG	Beaver Brook/TLCHJ	Hope	134.0980	134.0980	3,978.00	2,787.40	533,578.92	373,327.55			398,301.30	372,500.68	372,500.68	64,833.58	1,286.67	1,286.67			
21-0549-PG	Blalock	White	60.1410	60.1410	3,800.00	2,740.00	234,548.90	164,786.34			234,548.90	42,832.42	42,832.42	41,903.17	123,677.38	121,853.92			
21-0541-PG	J&K Smith #1 (Lot 17.02)	Harmony	49.4570	49.4570	6,000.00	3,900.00	296,742.00	192,852.30			192,852.30			184,782.00	184,782.00	184,782.00			4,875,146.08
21-0542-PG	J&K Smith #2 (Lot 17.1)	Harmony	50.3840	50.3840	3,800.00	3,800.00	277,112.00	183,901.80			183,901.80			191,734.50	183,901.80	183,901.80			4,505,462.08
21-0543-PG	Article #1	Franklin	174.1860	174.1860	6,200.00	3,700.00	1,079,932.20	686,744.00			686,744.00			896,744.00	686,744.00	686,744.00			3,886,838.48
21-0547-PG	Article #2	Franklin	29.3540	29.3540	3,700.00	3,775.00	169,785.50	110,811.35			110,811.35			110,811.35	110,811.35	110,811.35			3,776,137.13
21-0566-PG	Kinney Estate	Blair/Knowl	32.4810	32.4810	5,600.00	3,700.00	181,720.00	120,663.00			41,903.17	41,903.17	41,903.17	78,161.83	78,161.83	78,161.83			3,697,965.30
21-0530-PG	JJ Smith North	Harmony	60.0000	62.4000	4,800.00	3,160.00	379,040.00	260,394.00			260,394.00			512,734.00	512,734.00	512,734.00			3,437,581.30
21-0538-PG	JJ Smith South	Harmony	42.3000	43.6500	6,000.00	3,900.00	291,900.00	170,235.00			170,235.00			95,467.40	95,467.40	95,467.40			3,267,346.30
21-0543-PG	Klimes	Harmony	190.0000	195.7000	3,700.00	2,620.00	724,090.00	512,734.00			512,734.00			230,441.00	230,441.00	230,441.00			2,659,149.30
21-0559-PG	Thompson	White	36.0000	37.2000	3,600.00	2,900.00	134,244.00	95,465.40			95,465.40			230,441.00	230,441.00	230,441.00			2,637,050.25
21-0561-PG	Burke & Danners	Franklin	17.0000	17.0000	3,900.00	2,900.00	106,811.00	68,000.00			68,000.00			230,441.00	230,441.00	230,441.00			2,361,925.75
21-0562-PG	Burke & Danners (S1, D1, H1)	Harmony	17.0000	17.5100	6,100.00	3,950.00	106,811.00	69,164.50			69,164.50			309,000.00	309,000.00	309,000.00			2,052,925.75
21-0570-PG	Race	White	80.6000	82.4000	5,700.00	3,750.00	469,660.00	309,000.00			309,000.00			229,149.25	229,149.25	229,149.25			1,623,776.50
21-0574-PG	Unimproved	White	86.4000	88.9000	3,820.00	2,575.00	322,568.75	229,149.25			229,149.25								
Totals Closed																			
Totals Encumbered																			
14			1,174.4320	1,168.8370		5,851,543.72	3,934,358.93	88,516.00	0.00	88,516.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9			860.1800	870.3700		3,059,381.75	2,882,270.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total																			
Encumber/Expended FY09																			
Encumber/Expended FY11																			
Encumber/Expended FY13																			
Total																			
206,341.35																			
1,874,168.40																			
2,716,111.98																			
1,823,776.50																			



Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Burke & Dinsmore (51.02)  
21- 0561-PG  
County PIG Program  
17 Acres

Block 9	Lot 51.02	Harmony Twp.	Warren County
<b>SOILS:</b>			
		Prime	46% * .15 = 6.90
		Statewide	54% * 1 = 5.40
			<b>SOIL SCORE: 12.30</b>
<b>TILLABLE SOILS:</b>			
		Cropland Harvested	93% * .15 = 13.95
		Other	4% * 0 = .00
		Woodlands	3% * 0 = .00
			<b>TILLABLE SOILS SCORE: 13.95</b>
<b>FARM USE:</b>		Soybeans-Cash Grain	acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for Potential future house
    - Exception is not to be severed from Premises
    - Exception is to be limited to one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016R11(5)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

WARREN COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Sam and Jean Race ("Owners")  
White Township, Warren County

N.J.A.C. 2:76-17 et seq.  
SADC ID# SADC ID# 21-0570-PG

NOVEMBER 12, 2015

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Warren County received SADC approval of its FY2016 PIG Plan application annual update on May 28, 2015; and

WHEREAS, on June 20, 2014 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 16, Lot 42, White Township, Warren County, totaling approximately 85.1 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the Property is located in Warren County's Southeast Project Area and the Highlands Preservation Area; and

WHEREAS, at the time of application and certification of an easement value the Property included one (1) approximately 4-acre severable exception for an existing duplex residential unit and for future flexibility of use and one (1) approximately 0.5-acre non-severable exception area for and limited to one (1), future single family residential unit resulting in approximately 80.6 net acres to be preserved; and

WHEREAS, subsequently the landowners requested to enlarge the 0.5-acre nonseverable exception area to 1.5-acres; and

WHEREAS, it is the opinion of the SADC review appraiser that this change does not impact the SADC certified development easement value; and



WHEREAS, the Property now includes one (1) approximately 4-acre severable exception for an existing duplex residential unit and for future flexibility of use and one (1) approximately 1.5-acre non-severable exception area for and limited to one, future single family residential unit resulting in approximately 80 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes: zero (0) residential opportunities; zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application the Property was in berry and hay production; and

WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a quality score of 58.02 which exceeds 41, which is 70% of the County's average quality score as determined by the SADC on July 25, 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 30, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on October 3, 2014 the SADC certified a development easement value of \$5,700 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,000 per acre based on zoning and environmental regulations in place as of the current valuation date March 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owners accepted the County's offer of \$5,700 per acre for the development easement for the Property; and

WHEREAS, on September 28, 2015 the County submitted this application to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 13, 2015 the White Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on August 20, 2015 the Warren CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 9, 2015, the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,950 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 82.4 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 82.4 acres); and

SADC	\$309,000	(\$3,750/acre)
County	\$160,680	(\$1,950/acre)
Total Easement Purchase	\$467,343	(\$5,700/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d) (f), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Warren County Agriculture Development Board is requesting \$309,000 in competitive grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 82.4 net easement acres, at a State cost share of \$3,750 per acre, (65.79% of certified easement value and purchase price), for a total grant need of \$309,000 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property included one (1) approximately 4-acre severable exception for an existing duplex residential unit and for future flexibility of use and one (1) approximately 1.5-acre non-severable exception area for and limited to one (1), future single family residential unit; and

BE IT FURTHER RESOLVED, the portion of the Property outside the exception area includes zero (0) residential opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

BE IT FURTHER RESOLVED, that if base grant funds become available and are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and



BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

11-12-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES

# Schedule A

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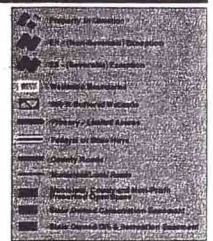
Application within the Highlands Preservation Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Samuel and Jean Race/Strawberry Hill Farm  
Block 16 Lots P/O 42 (79.6 ac); P/O 42-ES (severable exception - 4.0 ac)  
& P/O 42-EN (non-severable exception - 1.5 ac)  
Gross Total = 85.1 ac  
White Twp., Warren County

500 250 0 500 1,000 Feet

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

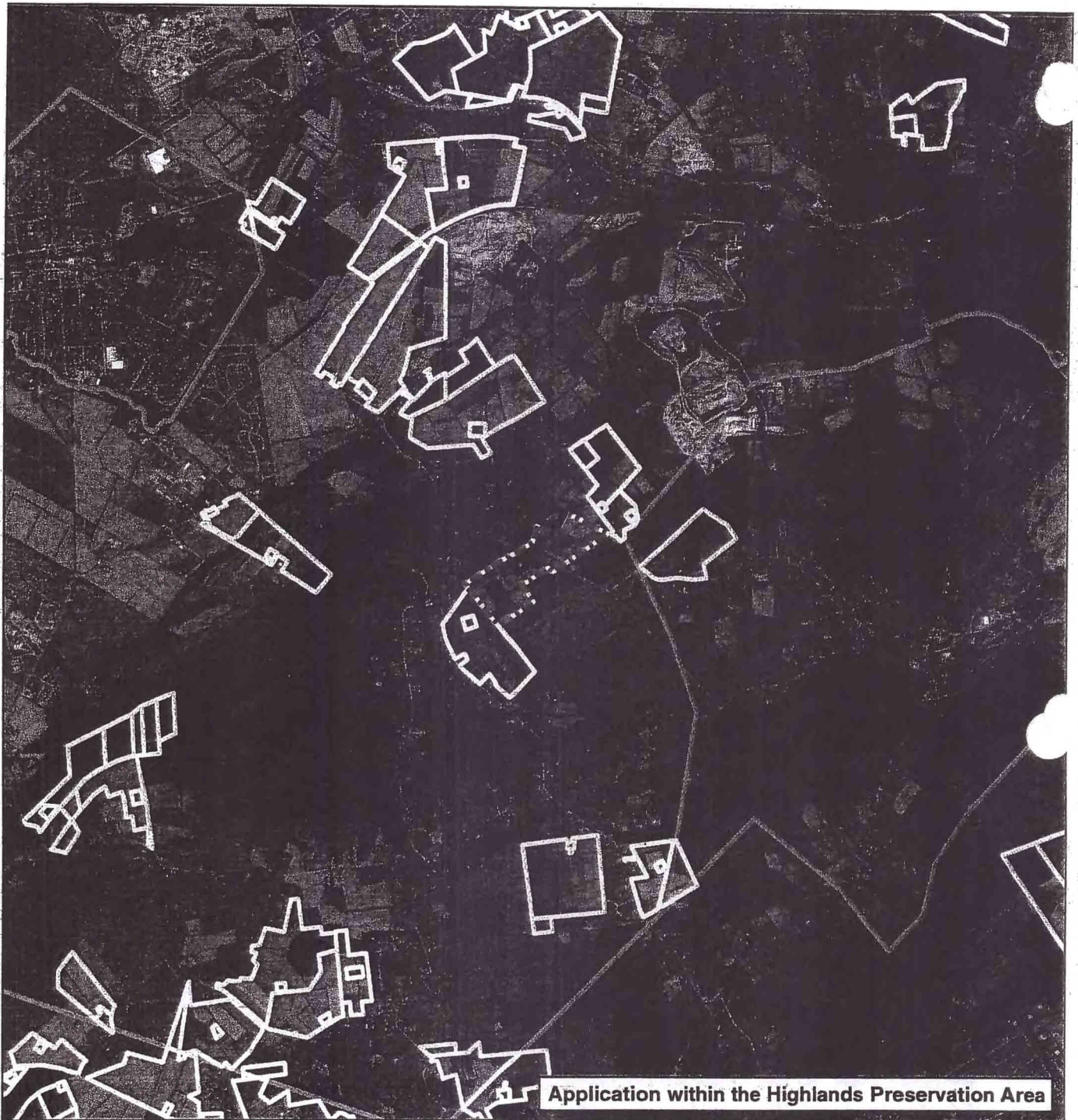
**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2012 Digital Aerial Image

October 2, 2015



# Preserved Farms and Active Applications Within Two Miles

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Application within the Highlands Preservation Area

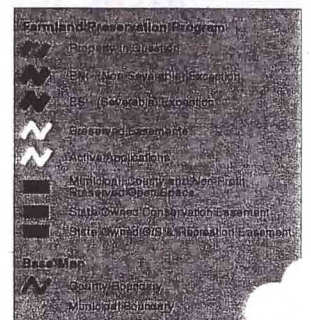
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Samuel and Jean Race/Strawberry Hill Farm  
Block 16 Lots P/O 42 (79.6 ac); P/O 42-ES (severable exception - 4.0 ac)  
& P/O 42-EN (non-severable exception - 1.5 ac)  
Gross Total = 85.1 ac  
White Twp., Warren County

2,000 1,000 0 2,000 4,000 6,000 Feet

### NOTE:

The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJ OIT/OGIS 2012 Digital Aerial Image

October 2, 2015



## Warren County

Totals Closed
Totals Encumbered



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Race, Sam & Jean  
21- 0570-PG  
County PIG Program  
80 Acres

Block 16	Lot 42	White Twp.	Warren County	
<b>SOILS:</b>		Other	50% * 0 =	.00
		Prime	15% * .15 =	2.25
		Statewide	35% * .1 =	3.50
				<b>SOIL SCORE: 5.75</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	66% * .15 =	9.90
		Other	6% * 0 =	.00
		Wetlands	7% * 0 =	.00
		Woodlands	21% * 0 =	.00
				<b>TILLABLE SOILS SCORE: 9.90</b>
<b>FARM USE:</b>		Berry	4 acres	strawberries
		Hay	49 acres	hay and grasses

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (1.5) acres for Possible Future housing  
Exception is not to be severed from Premises  
Exception is to be limited to one future single family residential unit(s)
    - 2nd four (4) acres for flexibility of use, improvements & 1 duplex residential unit.  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016r11(6)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

WARREN COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Oscar & Lorraine Unangst ("Owners")  
Harmony Township, Warren County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 21-0574-PG

NOVEMBER 12, 2015

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Warren County received SADC approval of its FY2016 PIG Plan application annual update on May 28, 2015; and

WHEREAS, on October 1, 2014 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 47, Lot 5, White Township, Warren County, totaling approximately 87.4 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the Property is located in Warren County's West Project Area and in the Highlands Planning Area; and

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for and limited to one (1) future single family residential unit and for future flexibility of use resulting in approximately 86.4 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application the Property was in corn, dairy and hay production; and

WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and



WHEREAS, the Property has a quality score of 68.68 which exceeds 41 , which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 24, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 24, 2015 the SADC certified a development easement value of \$3,625 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$3,625 per acre based on zoning and environmental regulations in place as of the current valuation date June 28, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,625 per acre for the development easement for the Property; and

WHEREAS, on September 28, 2015 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 13, 2015 the White Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 16, 2015 the Warren CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 22, 2015, the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,050 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 88.99 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 88.99 acres); and

SADC	\$229,149.25	(\$2,575/acre)
County	\$ 93,439.50	(\$1,050/acre)
Total Easement Purchase	\$322,588.75	(\$3,625/acre)

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d) (f), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Warren County Agriculture Development Board is requesting \$229,149.25 in competitive grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 88.99 net easement acres, at a State cost share of \$2,575 per acre, (71.03% of certified easement value and purchase price), for a total grant need of \$229,149.25 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1- acre non-severable exception area for and limited to one (1) future single family residential unit and for future flexibility of use; and

BE IT FURTHER RESOLVED, the portion of the Property outside of the exception area includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

BE IT FURTHER RESOLVED, that if base grant funds become available and are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and



BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

11-12-15

Date



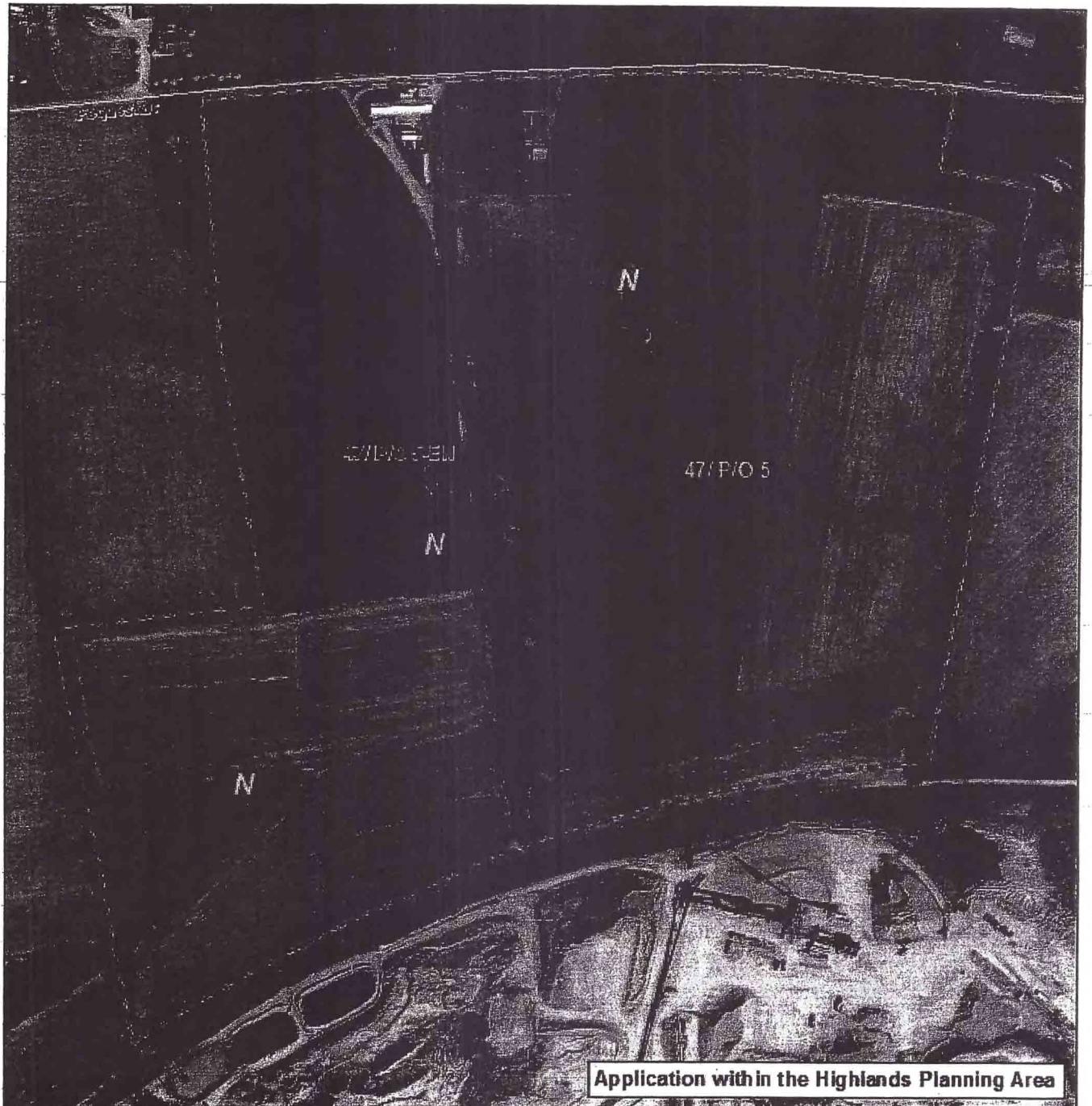
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES

# Schedule A

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Application within the Highlands Planning Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Oscar and Lorraine Unangst  
Block 47 Lots P/O 5 (86.4 ac)  
& P/O 5-EN (non-severable exception - 1.0 ac)  
Gross Total = 87.4 ac  
White Twp., Warren County



Wetlands Legend:  
S - Freshwater Wetlands  
L - Low Salt Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 200 Buffer  
W - Water

Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Segment Data  
NJDOT Road Data  
USGS 2012 Digital Aerial Imagery

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

October 2014

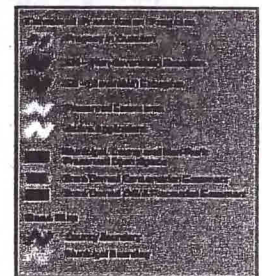


**Application within the Highlands Planning Area**

X:\counties\w arco\projects\unangst\_2.mile.mxd

2,000 1,000 0 2,000 4,000 6,000 Feet

N  
▲



Sources:  
 12 Farmland Preservation Program  
 Green Acres Conservation Easement  
 13 Pinelands Commission PDC Data  
 14 DDT, CGIS 2012 Digital Aerial image

February 7, 2014

SADC County Pig Financial Status  
Schedule B

Warren County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Basic Grant		Competitive Funds		Fund Balance					
							Cost	Share	Total	SADC	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	
							Share	Share	Share	Share	Share	Share	Share	Share	Share	Share	Share	Share	Share	
109-PG	Orake et al	Alamogordo	198.070	198.070	4,000.00	2,800.00	792,348.00	554,443.60			692,666.00	554,643.60	1,945,356.40							
108-PG	Bowyer, Russell	Polk County	47.5100	47.5100	6,500.00	4,150.00	311,415.00	198,826.50			213,775.00	198,826.50	1,746,529.90							
107-PG	Polk Co. Wm	Polk County	71.5000	71.5000	4,150.00	2,800.00	481,505.00	294,450.00			266,381.50	294,450.00	1,451,879.90							
106-PG	McCormack	Orford	52.4330	52.4330	6,200.00	4,000.00	328,616.40	208,616.40			208,616.40	208,616.40	1,451,879.90							
105-PG	Coole	Polk County	48.3580	47,1840	3,700.00	2,800.00	174,517.80	123,648.28			128,834.20	128,834.20	1,451,879.90							
104-PG	Beaver Brook/CN	Polk County	85.5200	84,5700	5,400.00	3,600.00	610,879.00	340,452.00			340,452.00	340,452.00	1,451,879.90							
103-PG	Hope	Polk County	138.2200	134,0900	3,970.00	2,646.00	633,579.92	373,187.55			386,301.30	372,500.88	1,451,879.90							
102-PG	Hope	Polk County	80,4110	80,4110	3,900.00	2,646.00	633,579.92	373,187.55			386,301.30	372,500.88	1,451,879.90							
101-PG	J&K Smith #1 (Lot 17)	Harmony	50,3440	50,3440	6,450.00	4,300.00	277,112.00	183,387.60			183,387.60	183,387.60	1,451,879.90							
100-PG	Cerisco #1	Franklin	174,1860	174,1860	6,200.00	4,000.00	1,078,933.20	686,744.00			786,431.35	786,431.35	1,451,879.90							
99-PG	Cerisco #2	Franklin	29,3460	29,3460	5,720.00	3,775.00	188,785.50	110,811.35			110,811.35	110,811.35	1,451,879.90							
98-PG	Kilney Estate	Blair/Knowl	32,4580	32,4580	4,600.00	3,060.00	319,040.00	200,594.00			200,594.00	200,594.00	1,451,879.90							
97-PG	JJ Smith, Scott	Harmony	80,0000	82,4000	4,600.00	3,060.00	319,040.00	200,594.00			200,594.00	200,594.00	1,451,879.90							
96-PG	Williams	Manfield	190,0000	190,0000	3,700.00	2,460.00	724,090.00	512,734.00			512,734.00	512,734.00	1,451,879.90							
95-PG	Williams	Manfield	36,0000	37,2900	3,600.00	2,400.00	134,244.00	95,452.40			95,452.40	95,452.40	1,451,879.90							
94-PG	Williams	Manfield	37,2900	37,2900	3,600.00	2,400.00	134,244.00	95,452.40			95,452.40	95,452.40	1,451,879.90							
93-PG	Williams	Manfield	47,6000	49,0300	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
92-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
91-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
90-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
89-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
88-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
87-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
86-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
85-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
84-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
83-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
82-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
81-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
80-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
79-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
78-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
77-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
76-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
75-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
74-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
73-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
72-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
71-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
70-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
69-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
68-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
67-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
66-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
65-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
64-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
63-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
62-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
61-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
60-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
59-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
58-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
57-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
56-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
55-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
54-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
53-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00	230,441.00	1,451,879.90							
52-PG	Williams	Manfield	82,4000	82,4000	3,580.00	2,380.00	372,628.00	230,441.00			230,441.00									



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Unangst, Oscar & Lorraine  
21- 0574-PG  
County PIG Program  
86 Acres

Block 47

Lot 5

White Twp.

Warren County

**SOILS:**

Other	39% *	0	=	.00
Prime	52% *	.15	=	7.80
Statewide	9% *	.1	=	.90

**SOIL SCORE: 8.70**

**TILLABLE SOILS:**

Cropland Harvested	89% *	.15	=	13.35
Woodlands	11% *	0	=	.00

**TILLABLE SOILS SCORE: 13.35**

**FARM USE:**

Corn-Cash Grain  
Dairy  
Hay

42 acres  
acres 72 dairy cows, 24 young cows  
34 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for Future single family residence  
Exception is not to be severed from Premises  
Exception is to be limited to one future single family residential unit(s).
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016R11(8)

AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE  
GRANT TO

WARREN COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
John H. Smith and Jean M. Smith ("Owners")  
Windy Acres South Farm  
Harmony Township, Warren County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 21-0558-PG

NOVEMBER 12, 2015

Amendment Synopsis:

- Recognize a revised hypothetical lot division.
- Recognize additional acreage identified by title and survey
- Approve a new cost share based on the increased acreage.

WHEREAS, on February 20, 2014 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as a portion of Block 14, Lot 9, Harmony Township, Warren County, totaling approximately 39 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, a 77 acre portion of Block 14, Lot 9 was submitted as part of a separate application for the sale of a development easement known as Windy Acres North Farm; and

WHEREAS, the SADC granted Final Approval for the Property on April 24, 2015 which included a 1-acre non-severable exception area limited to one future single family residential unit and the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses and an easement value of \$6,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$600 per acre based on zoning and environmental regulations in place as of the current valuation date 06/28/14 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,000 per acre for the development easement for the Property; and



WHEREAS, subsequent to SADC Final Approval title and survey revealed the Property included approximately 5 acres of additional land and the Owner is requesting a change to the proposed lot line between the "North" and "South" Farms resulting in an additional approximately .63 acres for a new net acreage of approximately 42.38 acres (Schedules C1, C2 and C3); and

WHEREAS, both appraisers and the SADC review appraiser agreed that including the driveway did not impact their values and the \$6,000 per acre 01/01/04 easement value remains unchanged; and

WHEREAS, the revised quality score of the Property is 58.76, which is at least 70% of the County's average quality score of 41 as determined by the SADC July 25, 2013; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 43.65 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the Warren County Agriculture Development Board approved the revision to the application on October 15, 2015; and

WHEREAS, on March 25, 2015 the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and committed enough funding to cover its cost share on both the North and South farms and has advised it was unnecessary to amend its resolution for the revised application; and

WHEREAS, the new estimated cost share breakdown is as follows (based on 43.65 acres):

SADC	\$170,235 (\$3,900/acre)
Warren County	\$ 91,665 (\$2,100/acre)
Total	\$261,900 (\$6,000/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Warren County Agriculture Development Board is requesting \$170,235 from Competitive funding, and sufficient funds are available (Schedule D); and

NOW THEREFORE BE IT RESOLVED, that the SADC amends the application configuration and the cost share of the Windy Acres South Farm final approval Resolution FY2015R4(8); and

BE IT FURTHER RESOLVED, the SADC approves a revised cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 43.65 net easement acres at a State cost share of \$3,900 per acre for a total grant need of \$170,235 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule E); and

BE IT FURTHER RESOLVED the Property includes zero (0) residential units, zero (0) agricultural labor units and no pre-existing non-agricultural uses outside of the exception areas; and

BE IT FURTHER RESOLVED, all other provisions of the final approval Resolution FY2015R4(8) shall remain in effect and is conditioned upon the landowner completing an unconditional subdivision of Lot 9 prior to closing and the simultaneous preservation of both the North and South farms; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

11-12-15

Date



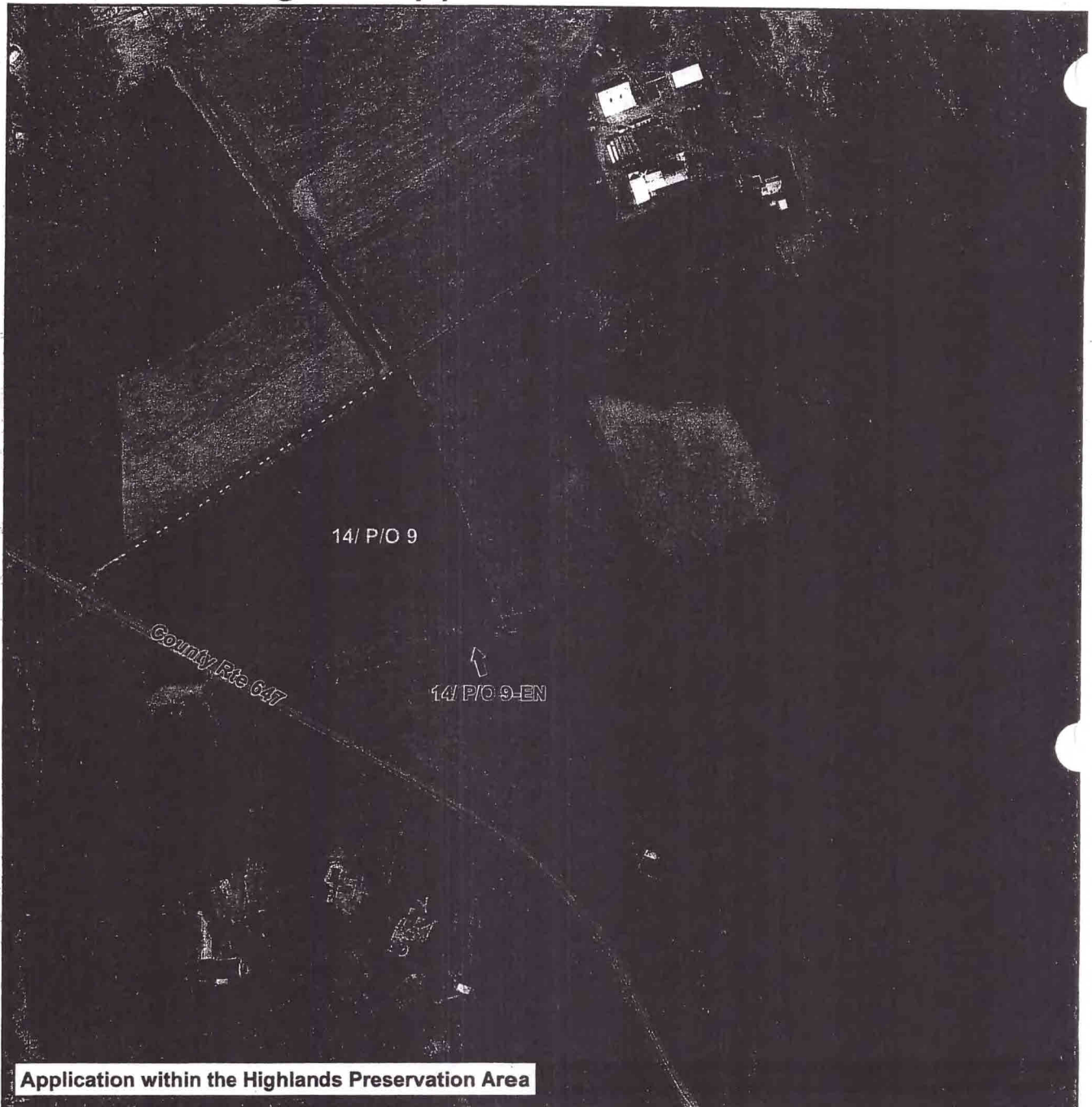
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES



# Original Application - Schedule A



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

John and Jean Smith (South #2)  
Block 14 Lots P/O 9 (48.5 ac)  
& P/O 9-EN (non-severable exception - 1.0 ac)  
Gross Total = 49.5 ac  
Harmony Twp., Warren County

500 250 0 500 1,000 Feet



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agric  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2012 Digital Aerial Image

August 5, 2015

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2015R4(8)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
WARREN COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
John H. Smith and Jean M. Smith ("Owners")  
Windy Acres South Farm  
Harmony Township, Warren County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 21-0558-PG

April 24, 2015

WHEREAS, on December 15, 2007 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Warren County received SADC approval of its FY2015 PIG Plan application annual update on May 22, 2014; and

WHEREAS, on February 20, 2014 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as a portion of Block 14, Lot 9, Harmony Township, Warren County, totaling approximately 39 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, a 77 acre portion of Block 14, Lot 9 was submitted as part of a separate application for the sale of a development easement known as Windy Acres North Farm; and

WHEREAS, the Property is located in Warren County's West Project Area and the Highlands Preservation Area; and

WHEREAS, the Property includes a 1-acre non-severable exception area limited to one single family residential unit; and

WHEREAS, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

WHEREAS, at the time of application the Property was in corn and hay production; and



WHEREAS, the Owner(s) has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a quality score of 62.14 which exceeds 41, which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 10, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 11, 2014 the SADC certified a development easement value of \$6,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$600 per acre based on zoning and environmental regulations in place as of the current valuation date 06/28/14; and

WHEREAS, the SADC's certification and this resolution for final approval are conditioned upon the landowner completing an unconditional subdivision of Lot 9 prior to closing and the simultaneous preservation of both farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,000 per acre for the development easement for the Property; and

WHEREAS, on January 29, 2015 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 3, 2015 the Harmony Township Committee approved the Owner's application for the sale of a development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 19, 2015 the Warren CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 25, 2015 the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and a commitment of funding for \$2,100 per acre per acre to cover the entire local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 40.17 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 40.17 acres); and

SADC	\$ 156,663.00 (\$3,900/ acre)
Warren County	\$ 84,357.00 (\$2,100/ acre)
Total Easement Purchase	\$ 241,020.00 (\$6,000/ acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Warren County Agriculture Development Board is requesting \$156,663.00 from the FY13 Competitive fund, which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 40.17 acres, at a State cost share of \$3,900 per acre, (65% of purchase price), for a total grant need of \$156,663.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property has a 1-acre non-severable exception area for and limited to one single family residence; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved outside of the exception area; and

BE IT FURTHER RESOLVED, the SADC's final approval is conditioned upon the landowner completing an unconditional subdivision of Lot 9 prior to closing and the simultaneous preservation of both farms; and

BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement; and



BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

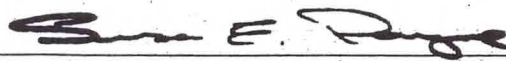
BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1 C-4.

4/24/15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Maria Connolly (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Alan Danser, Vice Chairman	YES
Jane Brodhecker	YES
Denis Germano, Esq.	ABSENT
Peter Johnson	YES
James Waltman	ABSENT

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## Application within the Highlands Preservation Area

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

John and Jean Smith (South #2)  
Block 14 Lots P/O 9 (39.2 ac)  
& P/O 9-EN (non-severable exception - 1.0 ac)  
Gross Total = 40.2 ac  
Harmony Twp., Warren County

250 125 0 250 500 Feet

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be relied upon in matters requiring definition and location of the ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



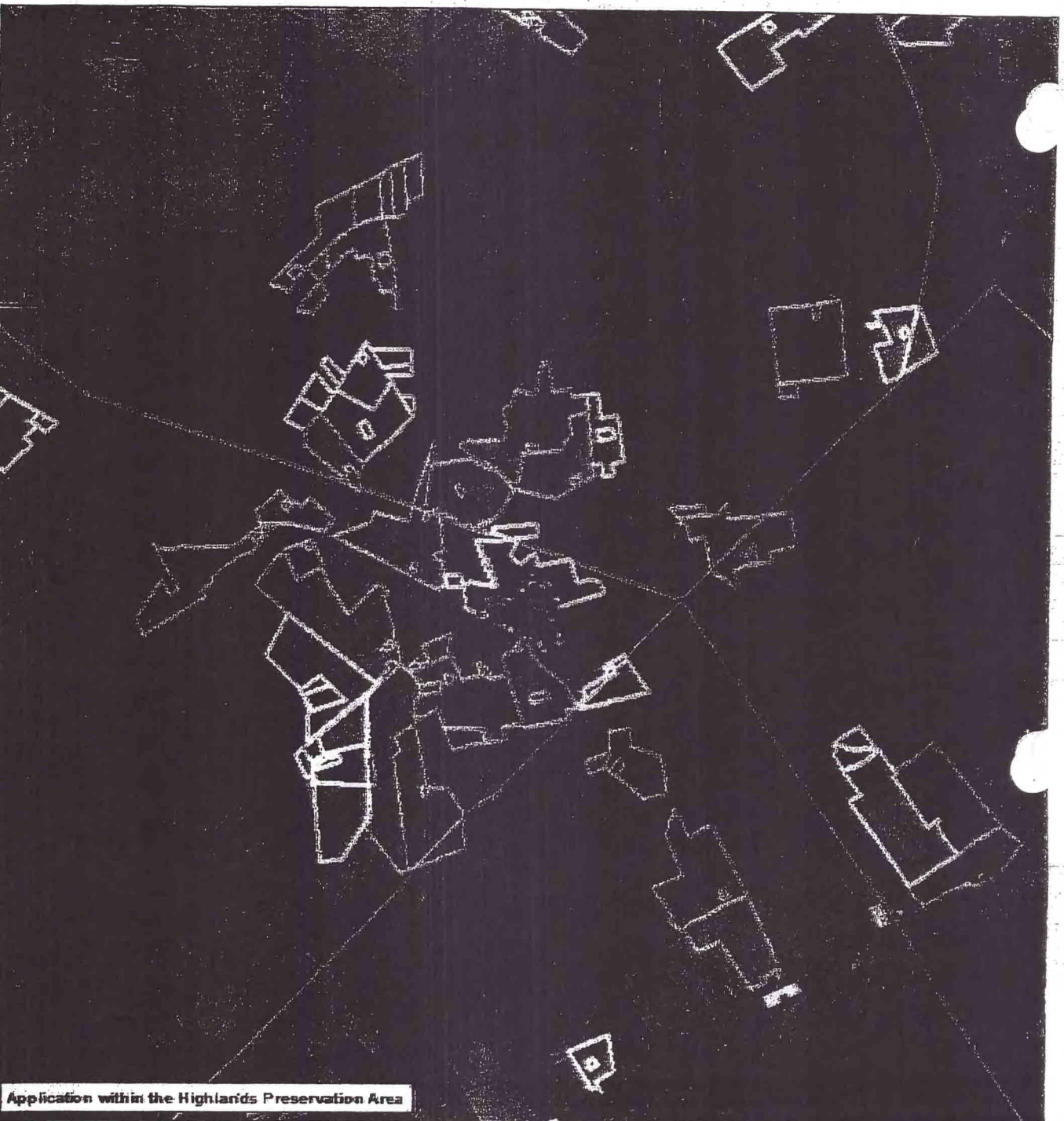
**Waterbody Legend:**  
E - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
S - 200' Buffer  
W - Water

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Assessment Data  
NJOTIS 2000 Digital Aerial Imagery

Map Date: 2/24



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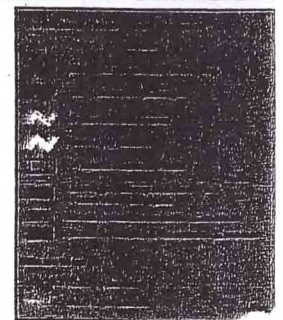
Application within the Highlands Preservation Area

**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

John and Jean Smith (South #2)  
Block 14 Lots P/O 9 (39.2 ac)  
& P/O 9-EN (non-severable exception - 1.0 ac)  
Gross Total = 40.2 ac  
Harmony Twp., Warren County

2,000 1,000 0 2,000 4,000 6,000 Feet

N



**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Source:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement  
NJ/CNT/CGRS 2012 Digital Aerial Image

March 2, 2014



New Jersey Farmland Preservation Program  
Preservation Program  
County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

S:\planning\Incentive\Incentive\2007rulescounty\2013cityplanning\status.xls\Warren



# SADC Final Review: Development Easement Purchase

Smith, John & Jean (Windy Acres South)#2

21- 0558-PG

County PIG Program

38 Acres

Block 14 Lot P/O 9 Harmony Twp. Warren County

SOILS:	Other	29% *	0	=	.00
	Prime	61% *	.15	=	9.15
	Statewide	10% *	.1	=	1.00

SOIL SCORE: 10.15

TILLABLE SOILS:	Cropland Harvested	60% *	.15	=	9.00
	Wetlands	6% *	0	=	.00
	Woodlands	34% *	0	=	.00

TILLABLE SOILS SCORE: 9.00

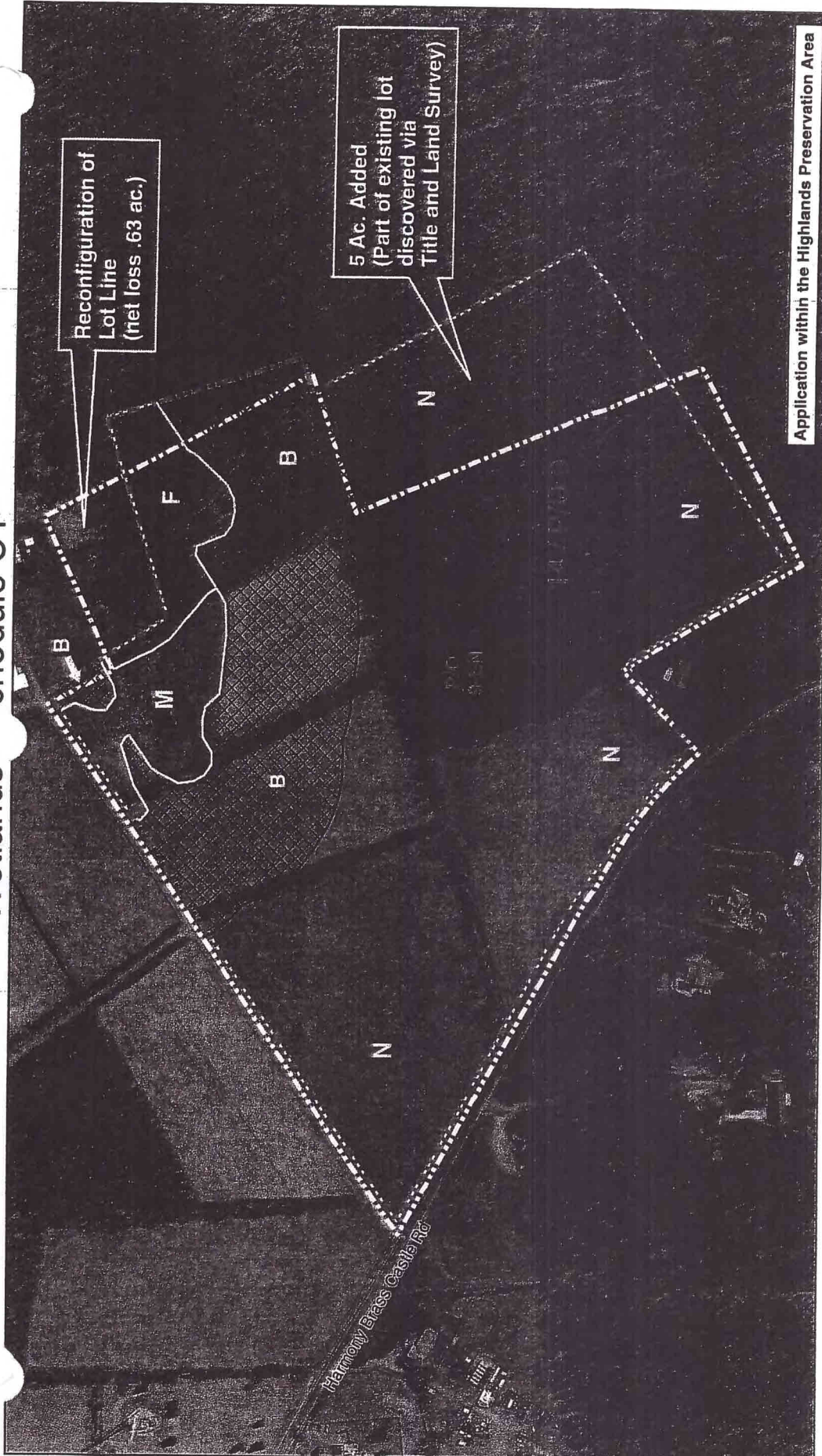
FARM USE:	Cash Grains	23 acres	Corn & Hay
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In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - \* 1st one (1) acres for future single family residence
    - Exception is not to be severed from Premises
    - Exception is to be limited to zero existing single family residential unit(s) and one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    - SADC staff's acceptance of the J & J Smith North and South Farms, as well as future approvals should the landowner accept the values, are conditioned upon the landowner moving forward with the preservation of both farms and completing a subdivision prior to closing.
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



# Wetlands Schedule C1

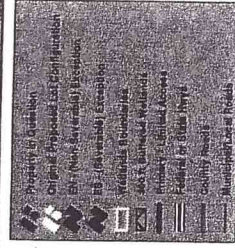


## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Smith, John & Jean (South) Block 14 P/O Lot 9 (42.38 ac)  
& P/O Lot 9-EN (non-severable exception - .96 ac)  
Gross Total - 43.34 ac  
Harmony Twp. Warren County



**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



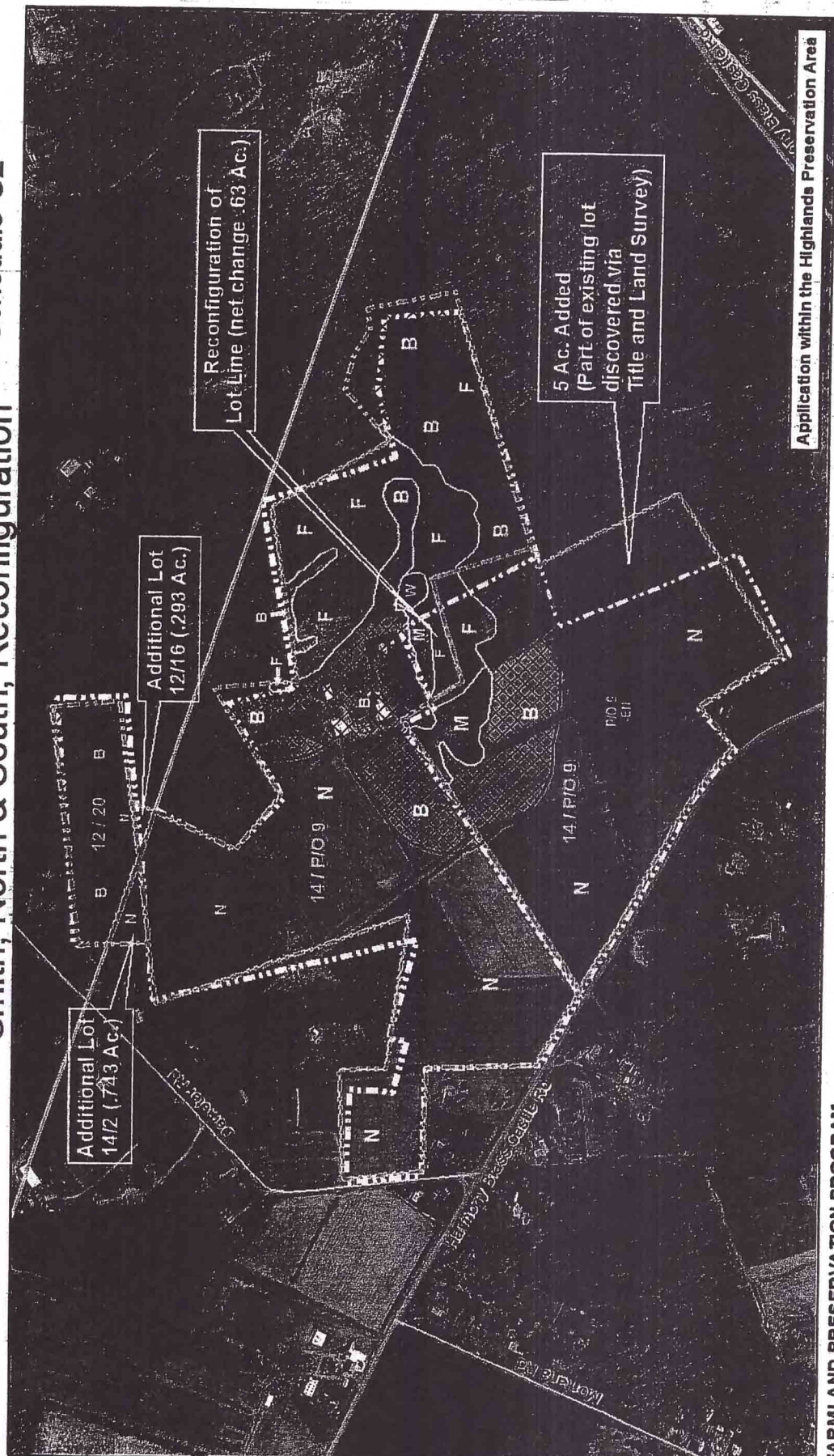
**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Marine Wetlands  
T - Tidal Wetlands  
B - Bay  
W - Water

**Sources:**  
NJ Department of Environmental Protection  
NJ Department of Agriculture  
NJ Department of Transportation  
NJ Department of Public Safety  
NJDOT Road Data  
NJDOTGIS 2012 Digital Aerial Image

Date: 10/23/2015



# Smith, North & South, Reconfiguration



## Application within the Highlands Preservation Area

**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Smith, John & Jean (North)/Block 14 lot 2 (.74 ac), P/O Lot 9 (72.49 ac) Harmony Twp.  
Block 12 Lot 16 (.29 ac) & Lot 20 (6.46 ac) White Twp.

Gross Total - 79.99 ac  
Warren County  
Smith, John & Jean (Southly Block 14 P/O Lot 9 (42.38 ac)  
& P/O Lot 9-EN (non-severable exception - .96 ac)

Gross Total - 43.34 ac  
Harmony Twp. Warren County

[illegible][illegible]

L - Linear trends  
M - Methods Modified for Agriculture  
T - Test statistics  
N - Non-trends  
B - Box-Cox  
W - Wilcoxon

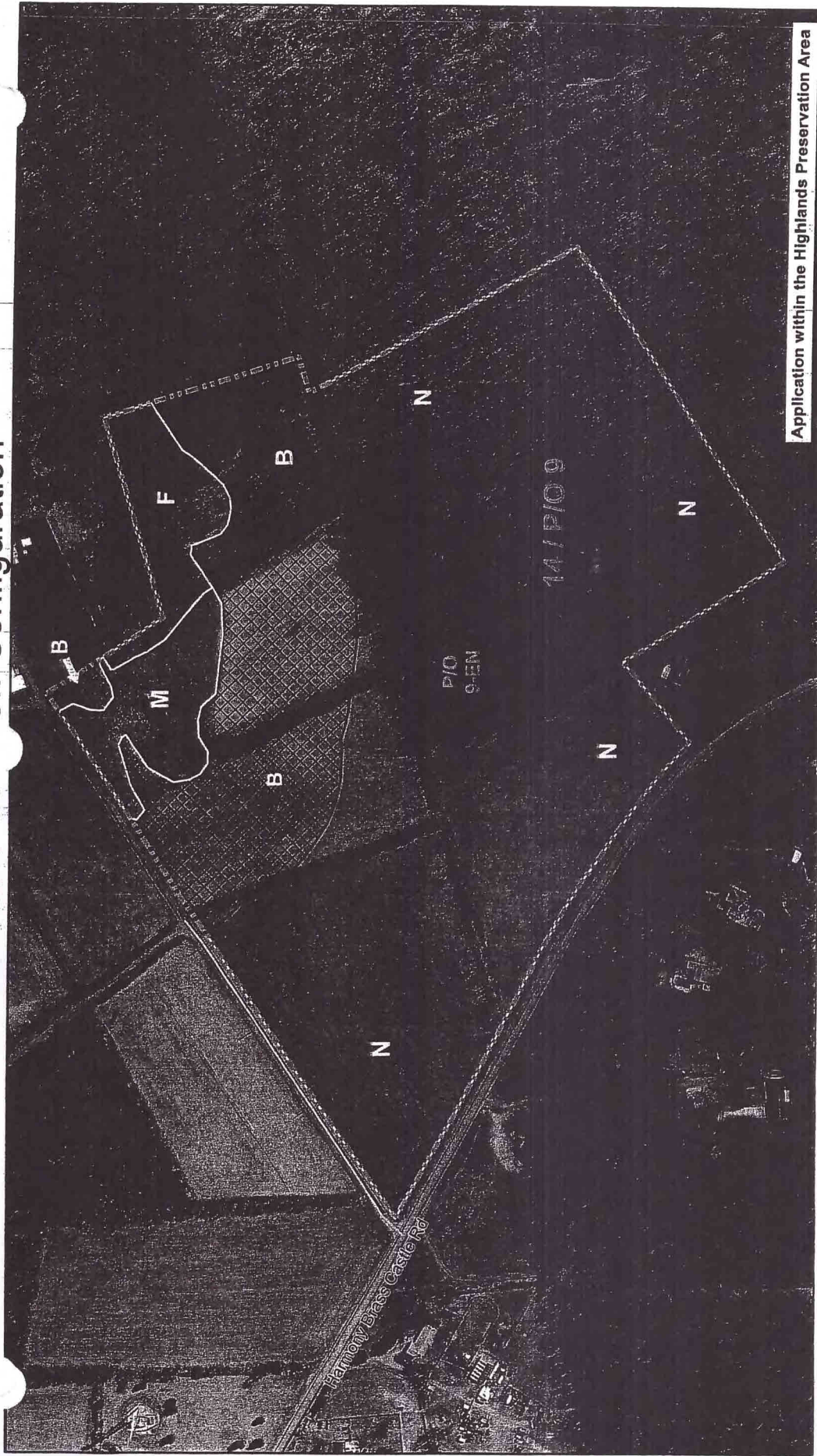
Sources:  
 NJ Farmland Preservation Program  
 Green Acres Conservation Easement Data  
 NJ DEP Watersheds Data  
 NJ Pinelands Commission PDC Data  
 NJ Pinelands Council Data  
 NJDOT Road Data  
 NJOTISGIS 2012

4

23/2019



## Schedule C3 New Configuration

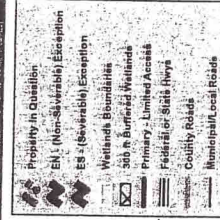


**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Smith, John & Jean (South)/ Block 14 P/O Lot 9 (42.38 ac)  
& P/O Lot 9-EN (non-severable exception - .96 ac)  
Gross Total - 43.34 ac  
Harmony Twp. Warren County



**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons and other data have been developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



**Wetlands Legend:**  
 F - Freshwater Wetlands  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 N - Non-Wetlands  
 B - 300' Buffer  
 W - Water

**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJ Pinelands Commission PDC Data  
NJ Highlands Council Data  
NJDOT Road Data  
NJOT/OGIS 2012 Digital Aerial Image

Date: 10/20/2015



SADC County PIG Financial Status

Warren County

Schedule D

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC			Federal Grant		Base Grant			Competitive Funds																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
						SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 09 Fiscal Year 11 Fiscal Year 18	PV	Encumbered	Expended	Balance	Fiscal Year 11 Fiscal Year 18	Maximum Grant	Fund Balance																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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— require **E**

Smith, John & Jean (Windy Acres South)#2  
21- 0558-PG  
County PIG Program  
42 Acres

Block 14	Lot P/O 9.08	Harmony Twp.	Warren County	
<b>SOILS:</b>		Other	36% * 0 =	.00
		Prime	56% * .15 =	8.40
		Statewide	8% * .1 =	.80
			<b>SOIL SCORE:</b>	<b>9.20</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	38% * .15 =	5.70
		Wetlands	8% * 0 =	.00
		Woodlands	54% * 0 =	.00
			<b>TILLABLE SOILS SCORE:</b>	<b>5.70</b>
<b>FARM USE:</b>	Cash Grains	23 acres		Corn & Hay

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (.96) acres for future single family residence  
Exception is not to be severed from Premises  
Exception is to be limited to zero existing  
single family residential unit(s) and one future  
single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:

SADC staff's acceptance of the J & J Smith North and South Farms, as well as future approvals should the landowner accept the values, are conditioned upon the landowner moving forward with the preservation of both farms and completing a subdivision prior to closing.
  - e. Dwelling Units on Premises:

No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION FY2016R11(9)**

**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**

**CUMBERLAND COUNTY**

**for the**

**PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of**

**Calvin and Carolyn Mason ("Owner")**

**Upper Deerfield Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.**

**SADC ID# 06-0143-EP**

November 12, 2015

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its FY16 PIG Plan application annual update on May 28, 2015; and

WHEREAS, on May 8, 2013 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 2802, Lot 5, Upper Deerfield Township, Cumberland County, totaling 30.831 surveyed easement acres hereinafter referred to as "Property" (Schedule A); and;

WHEREAS, prior to submitting the farm in the SADC County PIG Program, the farm had been submitted for cost share in the SADC 2009 County Easement Purchase Round; and

WHEREAS, on March 27, 2008, the SADC certified a development easement value of \$6,900 per acre, the Owner accepted this offer, however, due to insufficient funds in the 2009 Easement Purchase Round, the SADC was unable to provide a cost share for the Property; and

WHEREAS, Cumberland County purchased the development easement on August 1, 2012 for \$212,671.80 (\$6,900 per acre, equal to the SADC certified easement value) and the deed was recorded in the Cumberland County Clerk's office August 2, 2012 in Deed Book 4094, page 8479; and

WHEREAS, on May 13, 2013 the County submitted the Property to the SADC for reimbursement through the County PIG program and pursuant to N.J.A.C. 2:76-17.9(b) on February 20, 2015 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a);

WHEREAS, the Property is a targeted farm in Cumberland County's Deerfield-Upper Deerfield South Project Area; and

WHEREAS, the Property includes a 6- acre severable exception area for and limited to one (1) future single family residential unit; and

WHEREAS, the portion of the Property preserved outside of the exception includes: one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses, and no exceptions; and

WHEREAS, at the time of application the Property was in field crops; and

WHEREAS, the application was in process prior to the SADC requiring review of the guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses, and the County has already pre-acquired the easement, therefore, the landowner did not receive or sign guidance documents; and

WHEREAS, the Property has a quality score of 51.51 which is greater than 70% of the County's average quality score of 41 as determined by the SADC on September 27, 2012; and

WHEREAS, Cumberland County provided current appraisals in order to process the application through the County PIG Program; and

WHEREAS, pursuant to N.J.A.C. 2:76-7.11, on June 25, 2015 the SADC certified a current development easement value of \$5,600 per acre based on zoning and environmental regulations in place as 4/20/15; and

WHEREAS, the current easement value of \$5,600/acre is \$1,300/acre less than the \$6,900/acre previously certified by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Upper Deerfield Township Committee approved the application on June 5, 2008 without participating financially; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on August 12, 2015 the Cumberland CADB passed a resolution granting final approval to request reimbursement from the SADC based on the updated certified market value of \$5,600 per acre; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on August 25, 2015, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval to request reimbursement from the SADC based on the updated certified market value of \$5,600 per; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(d)(f), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, the SADC cost share shall be based on the 30.831 surveyed acres

**Cost share breakdown based on 30.831 acres:**

	<u>Cost Share</u>	
SADC	\$114,074.70	(\$3,700 per acre)
Cumberland County	\$ 58,578.90	(\$1,900 per acre)
	<u>\$172,653.60</u>	(\$5,600 acre); and

WHEREAS, the Cumberland County Agriculture Development Board is requesting \$114,074.70 from its available competitive grant funding, which is available at this time (Schedule C); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising 30.831 surveyed acres, at a State cost share of \$3,700 per acre, totaling \$114,074.70 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, the Property includes a 6-acre non-severable exception area limited to one (1) single family residential unit; and

BE IT FURTHER RESOLVED, the portion of the Property outside of the exception area includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

BE IT FURTHER RESOLVED, that if base grant funds become available and are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

11-12-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

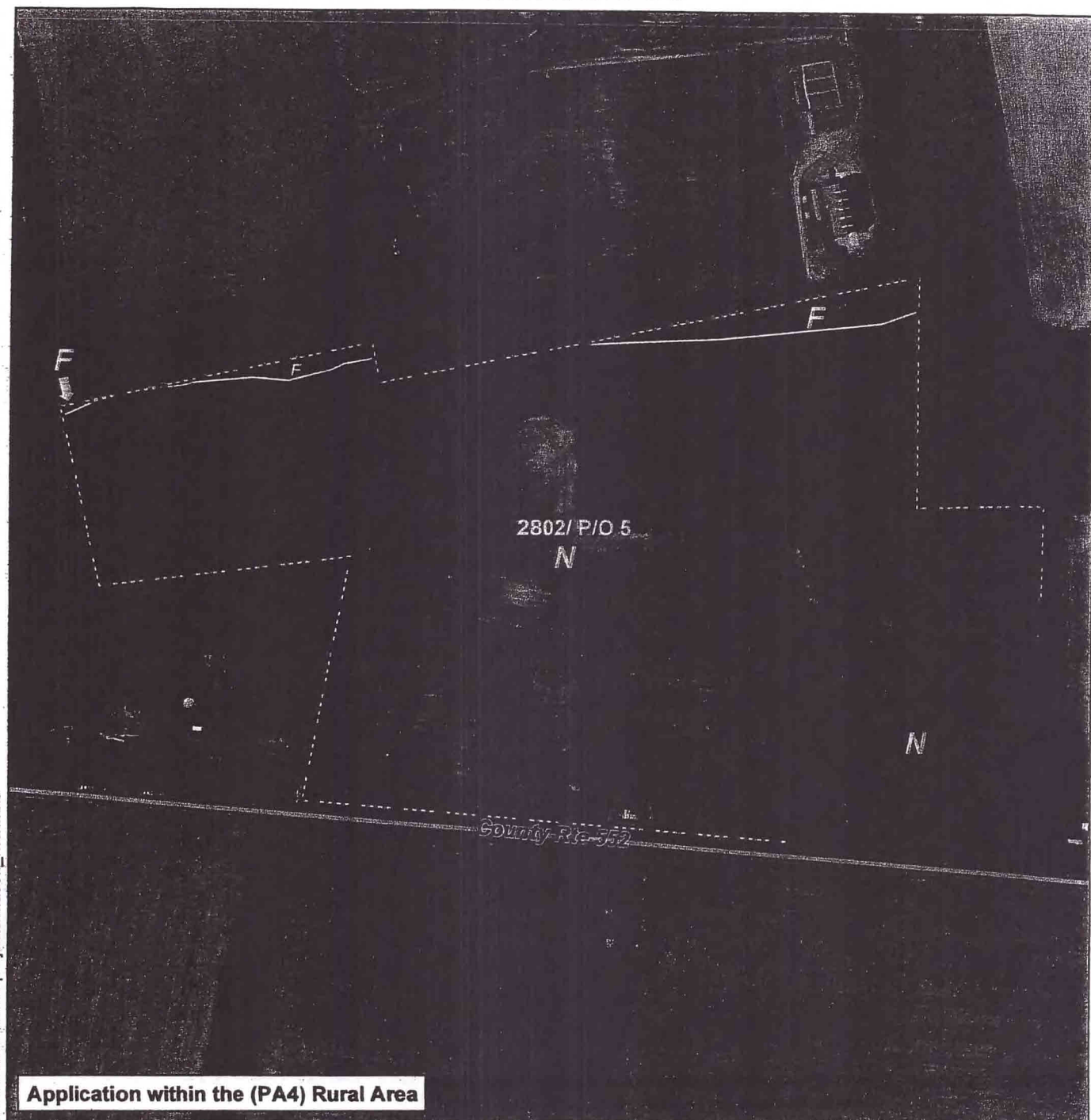
**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES



# Schedule A

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**Application within the (PA4) Rural Area**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Calvin and Carolyn Mason  
Block 2802 Lots P/O 5 (31.1 ac)  
& P/O 5-ES (severable exception - 6.0 ac)  
Gross Total = 37.1 ac  
Upper Deerfield Twp., Cumberland County

250 125 0 250 500 Feet

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

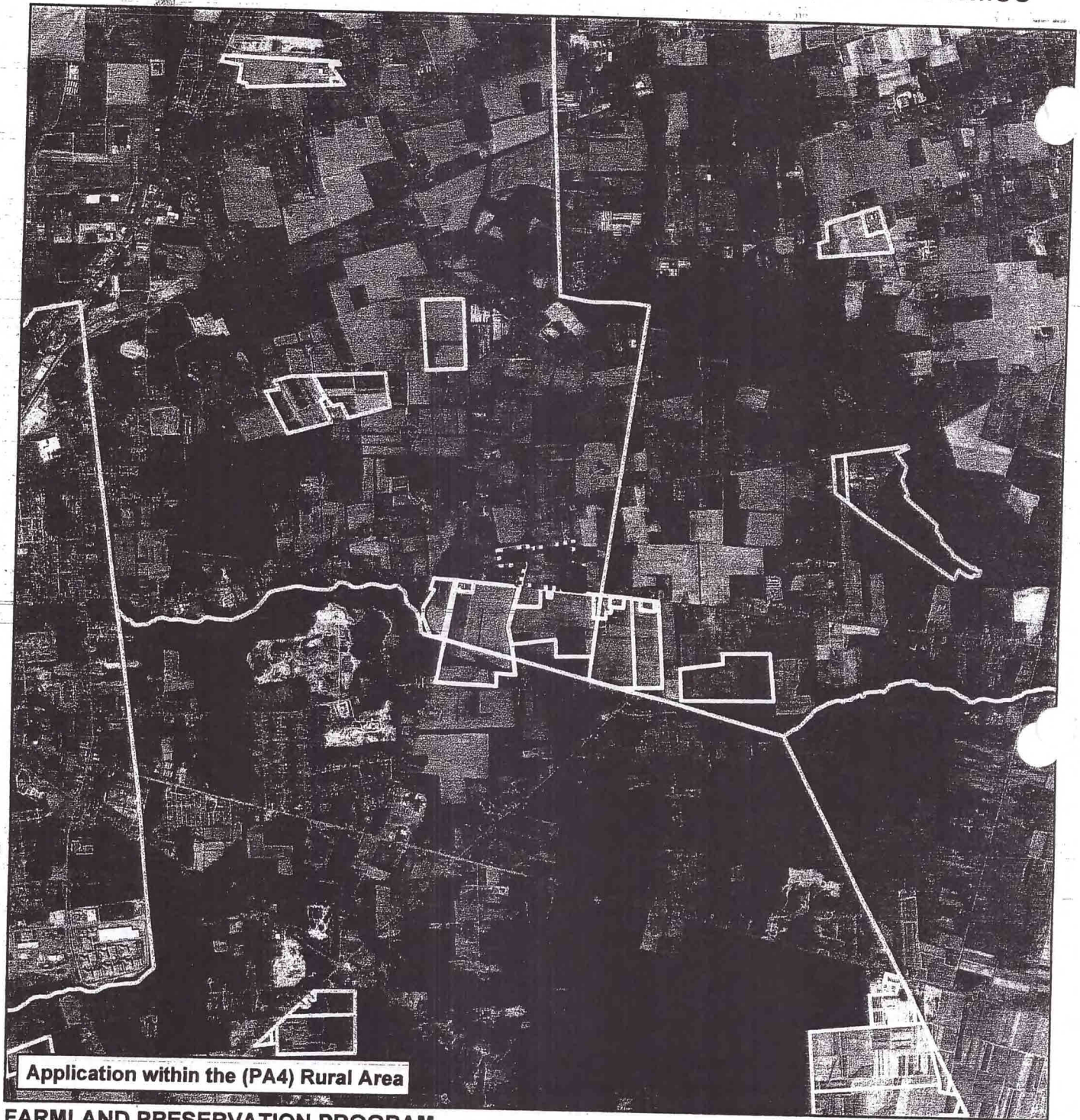
**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2012 Digital Aerial Image

June 14, 2013



# Preserved Farms and Active Applications Within Two Miles

x:\counties\cumco/projects\mason\_2mile.mxd

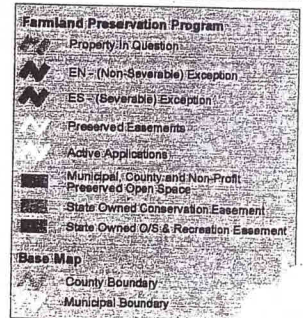


Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Calvin and Carolyn Mason  
Block 2802 Lots P/O 5 (30.91 ac)  
& P/O 5-ES (severable exception - 6.0 ac)  
Gross Total = 36.91 ac  
Upper Deerfield Twp., Cumberland County

2,000 1,000 0 2,000 4,000 6,000 Feet



### NOTE:

The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOT/OGIS 2012 Digital Aerial Image

July 2, 2013



June 26, 2008 SADC Meeting



SADC County Pig Financial Status  
Schedule B

Cumberland County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Requisitioned Per Acre	SADC Grant	SADC		Federal Grant	Base Grant		Competitive Funds		Fund Balance						
							Cost	Share		Encumbered	PV	Expended	Balance		Encumbered	PV	Expended	FY11 Balance	FY13 Balance	
							Basis													
06-0088-PG	Shimo, Newton B. III	Slow Creek	101.9160	101.9160	4,000.00	3,100.00	488,817.50	316,328.50	214,921.40	316,328.50	316,328.50	316,328.50	2,164,093.80						3,865,943.82	0.00
06-0074-PG	Keweenaw, Norman & Lynette	Slow Creek	18.8530	18.8530	8,000.00	2,800.00	137,704.00	137,704.00	80,000.00	7,414.70	87,665.90	74,704.50	2,164,093.80						3,865,943.82	0.00
06-0091-PG	Jones, Clifton & Dorothy	Greenwich	70.7000	69.5000	4,000.00	2,800.00	374,000.00	31,800.00	22,800.00	22,800.00	20,180.00	185,000.00	1,938,358.50						3,865,943.82	0.00
06-0077-PG	Newton, Thomas	Greenwich	48.9910	43.9230	4,000.00	3,100.00	395,853.50	184,921.30	95,188.00	34,865.80	14,842.80	100,068.50	1,839,294.50						3,865,943.82	0.00
06-0092-PG	Dickinson, Everett et al	Shiloh Boro	28.4070	28.4070	6,300.00	4,800.00	135,116.40	88,924.60	86,125.00	86,125.00	86,125.00	86,125.00	1,839,294.50						3,865,943.82	0.00
06-0083-PG	Coil R. Kevin A.	Slow Creek	47.5000	46.5000	4,000.00	3,340.00	224,910.00	183,306.00	161,689.40	161,689.40	161,689.40	161,689.40	1,839,294.50						3,865,943.82	0.00
06-0084-PG	Cum C/Sheppard Anne	Greenwich	71.5420	71.5420	3,750.00	2,850.00	287,157.50	188,791.30	117,885.00	97,600.00	97,600.00	148,590.00	1,839,294.50						3,865,943.82	0.00
06-0085-PG	Coil R. Kevin A.	Slow Creek	71.5420	71.5420	3,750.00	2,850.00	287,157.50	188,791.30	117,885.00	97,600.00	97,600.00	148,590.00	1,839,294.50						3,865,943.82	0.00
06-0086-PG	Adams, F. C. Jr.	Slow Creek	47.1940	47.1940	4,000.00	3,330.78	212,373.00	177,585.00	87,600.00	87,600.00	87,600.00	108,802.40	1,108,802.40						3,865,943.82	0.00
06-0087-PG	Cumlandall Co/Roberts #2	Slow Creek	76.1540	76.0000	3,000.00	2,800.00	266,021.00	190,815.00	102,896.00	102,896.00	102,896.00	102,896.00	1,102,896.00						3,865,943.82	0.00
06-0088-PG	Rucker, Roger, Margaret & Chris	Fairfield Twp.	205.7820	205.7820	6,500.00	3,550.00	1,131,856.00	115,146.80	483,611.20	102,896.00	102,896.00	102,896.00	1,102,896.00						3,865,943.82	0.00
06-0089-PG	Van Meter, Alfred #1	Hopewell	38.2500	38.2500	6,200.00	4,200.00	312,888.00	172,935.50	137,345.00	43,185.30	137,345.00	137,345.00	1,137,345.00						3,865,943.82	0.00
06-0090-PG	Van Meter, Alfred #2	Hopewell	40.8460	40.8460	6,200.00	4,200.00	312,888.00	172,935.50	137,345.00	43,185.30	137,345.00	137,345.00	1,137,345.00						3,865,943.82	0.00
06-0091-PG	Kreng Lam Realty	Lawrence	138.5000	89.2000	4,000.00	3,800.00	297,650.00	208,216.00	182,335.19	182,335.19	182,335.19	182,335.19	1,182,335.19						3,865,943.82	0.00
06-0092-PG	Paladino, Vincent	Deerfield	26.9000	26.0000	7,000.00	4,000.00	184,842.00	116,185.40	182,335.19	182,335.19	182,335.19	182,335.19	1,182,335.19						3,865,943.82	0.00
06-0093-PG	Balinger, Frank P. III	Hopewell	70.6210	69.5410	4,100.00	4,100.00	435,686.50	289,010.15	192,335.19	192,335.19	192,335.19	192,335.19	1,192,335.19						3,865,943.82	0.00
06-0094-PG	Minch, Michael et al	Hopewell	11.1240	11.1240	7,200.00	7,200.00	134,800.40	80,760.24	595,105.00	47,531.00	595,105.00	595,105.00	1,131,856.00						3,865,943.82	0.00
06-0095-PG	DeWilde, Bakker Jr. Abram #1	Shiloh Boro	88.7710	88.7710	6,200.00	4,200.00	312,888.00	172,935.50	137,345.00	43,185.30	137,345.00	137,345.00	1,137,345.00						3,865,943.82	0.00
06-0096-PG	DeWilde, Bakker Jr. Abram #2	Shiloh Boro	88.7710	88.7710	6,200.00	4,200.00	312,888.00	172,935.50	137,345.00	43,185.30	137,345.00	137,345.00	1,137,345.00						3,865,943.82	0.00
06-0097-PG	Cum, Colleen	Greenwich	23.4480	22.9480	6,000.00	4,215.00	155,052.20	93,115.60	311,141.00	80,760.24	311,141.00	80,760.24	1,141,141.00						3,865,943.82	0.00
06-0098-PG	Guzan, Daniel & Diane	Hopewell	92.4710	92.4710	6,300.00	4,050.00	682,541.10	374,481.35	85,221.91	2,344.40	78,854.49	78,854.49	1,131,856.00						3,865,943.82	0.00
06-0099-PG	Cross #1	Hopewell	14.1720	14.1720	9,250.00	6,500.00	131,091.00	78,854.49	234,400.00	234,400.00	234,400.00	234,400.00	1,131,856.00						3,865,943.82	0.00
06-0100-PG	Cross #2	Hopewell	14.1720	14.1720	9,250.00	6,500.00	131,091.00	78,854.49	234,400.00	234,400.00	234,400.00	234,400.00	1,131,856.00						3,865,943.82	0.00
06-0101-PG	Cross #3	Hopewell	14.1720	14.1720	9,250.00	6,500.00	131,091.00	78,854.49	234,400.00	234,400.00	234,400.00	234,400.00	1,131,856.00						3,865,943.82	0.00
06-0102-PG	Cross #4	Hopewell	14.1720	14.1720	9,250.00	6,500.00	131,091.00	78,854.49	234,400.00	234,400.00	234,400.00	234,400.00	1,131,856.00						3,865,943.82	0.00
06-0103-PG	DeWilde, Bakker Jr. Abram #3	Shiloh Boro	88.7710	88.7710	6,200.00	4,200.00	312,888.00	172,935.50	137,345.00	43,185.30	137,345.00	137,345.00	1,137,345.00						3,865,943.82	0.00
06-0104-PG	DeWilde, Bakker Jr. Abram #4	Shiloh Boro	88.7710	88.7710	6,200.00	4,200.00	312,888.00	172,935.50	137,345.00	43,185.30	137,345.00	137,345.00	1,137,345.00						3,865,943.82	0.00
06-0105-PG	DeWilde, Bakker Jr. Abram #5	Shiloh Boro	88.7710	88.7710	6,200.00	4,200.00	312,888.00	172,935.50	137,345.00	43,185.30	137,345.00	137,345.00	1,137,345.00						3,865,943.82	0.00
06-0106-PG	SF Systems Company (Sheppard)	Hopewell	108.4000	107.4000	6,000.00	3,850.00	638,888.00	414,718.00	177,858.62	177,858.62	177,858.62	177,858.62	1,177,858.62						3,865,943.82	0.00
06-0107-PG	DeVrechio, Brian & Susan	Lawrence	43.8370	43.8370	4,000.00	3,540.00	192,882.80	133,264.48	192,882.80	192,882.80	192,882.80	192,882.80	1,192,882.80						3,865,943.82	0.00
06-0108-PG	Edwards	Upper Deerfield	45.2840	45.2840	6,100.00	3,450.00	230,776.40	165,124.30	165,124.30	165,124.30	165,124.30	165,124.30	1,165,124.30						3,865,943.82	0.00
06-0109-PG	Brell	Upper Deerfield	38.8890	38.8890	6,000.00	3,400.00	197,865.00	14,534.60	14,534.60	14,534.60	14,534.60	14,534.60	1,14,534.60						3,865,943.82	0.00
06-0110-PG	Cum, Colleen	Hopewell	24.6570	23.9250	6,000.00	4,000.00	402,517.60	280,852.00	200,000.00	46,511.00	280,852.00	280,852.00	1,131,856.00						3,865,943.82	0.00
06-0111-PG	Cum, Colleen	Shiloh Boro	68.3780	68.3780	6,500.00	4,150.00	444,557.60	283,762.70	194,107.20	34,200.30	194,107.20	194,107.20	1,194,107.20						3,865,943.82	0.00
06-0112-PG	DeWilde, Bakker Jr. Abram #6	Hopewell	38.2500	38.2500	6,200.00	4,200.00	312,888.00	172,935.50	137,345.00	43,185.30	137,345.00	137,345.00	1,137,345.00						3,865,943.82	0.00
06-0113-PG	SF Systems Company (Sheppard)	Hopewell	108.4000	107.4000	6,000.00	3,850.00	638,888.00	414,718.00	177,858.62	177,858.62	177,858.62	177,858.62	1,177,858.62						3,865,943.82	0.00
06-0114-PG	DeVrechio, Brian & Susan	Lawrence	43.8370	43.8370	4,000.00	3,540.00	192,882.80	133,264.48	192,882.80	192,882.80	192,882.80	192,882.80	1,192,882.80						3,865,943.82	0.00
06-0115-PG	Edwards	Upper Deerfield	45.2840	45.2840	6,100.00	3,450.00	230,776.40	165,124.30	165,124.30	165,124.30	165,124.30	165,124.30	1,165,124.30						3,865,943.82	0.00
06-0116-PG	Brell	Upper Deerfield	38.8890	38.8890	6,000.00	3,400.00	197,865.00	14,534.60	14,534.60	14,534.60	14,534.60	14,534.60	1,14,534.60						3,865,943.82	0.00
06-0117-PG	Cum, Colleen	Hopewell	24.6570	23.9250	6,000.00	4,000.00	402,517.60	280,852.00	200,000.00	46,511.00	280,852.00	280,852.00	1,131,856.00						3,865,943.82	0.00
06-0118-PG	Cum, Colleen	Shiloh Boro	68.3780	68.3780	6,500.00	4,150.00	444,557.60	283,762.70	194,107.20	34,200.30	194,107.20	194,107.20	1,194,107.20						3,865,943.82	0.00
06-0119-PG	DeWilde, Bakker Jr. Abram #7	Hopewell	38.2500	38.2500	6,200.00	4,200.00	312,888.00	172,935.50	137,345.00	43,185.30	137,345.00	137,345.00	1,137,345.00						3,865,943.82	0.00
06-0120-PG	SF Systems Company (Sheppard)	Hopewell	108.4000	107.4000	6,000.00	3,850.00	638,888.00	414,718.00	177,858.62	177,858.62	177,858.62	177,858.62	1,177,858.62						3,865,943.82	0.00
06-0121-PG	DeVrechio, Brian & Susan</																			



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Calvin & Carolyn Mason  
06- 0143-PG  
County PIG Program  
31 Acres

Block 2802	Lot 5	Upper Deerfield Twp.	Cumberland County
<b>SOILS:</b>		Prime	94% * .15 = 14.10
		Unique zero	6% * 0 = .00
			<b>SOIL SCORE: 14.10</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	50% * .15 = 7.50
		Wetlands	3% * 0 = .00
		Woodlands	47% * 0 = .00
			<b>TILLABLE SOILS SCORE: 7.50</b>
<b>FARM USE:</b>	Field Crop Except Cash Grain	16 acres	

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st six (6) acres for future residence
    - Exception is severable
    - Exception is to be limited to zero existing single family residential unit(s) and one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016R11(10)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
CUMBERLAND COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
David H. and Peter S. Watson #1 ("Owners")  
Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 06-0134-PG

November 12, 2015

WHEREAS, on June 7, 2012, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its FY2016 PIG Plan application annual update on May 28, 2015; and

WHEREAS, on October 1, 2012, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 83 Lot 2, Hopewell Township, Cumberland County, totaling approximately 49 gross acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Hopewell South Project Area; and

WHEREAS, the Property includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses or exceptions; and

WHEREAS, at the time of application the farm was in sod and hay production; and

WHEREAS, the owners, have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a rank score of 68.93, which is 70% of the County's average quality score of 41 as determined by the SADC on July 28, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 22, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and



WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 13, 2012 the SADC certified a development easement value of \$4,900 per acre based on zoning and environmental regulations in place as of August 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$4,900 per acre for the development easement for the Property; and

WHEREAS, on August 12, 2015 the County prioritized its farms and submitted its application in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on February 28, 2013 the Hopewell Township Committee approved the application with a contribution of \$245.00 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 13, 2013 the Cumberland CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 25, 2013, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$1,315 per acre to cover 26.83% of the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 50.47 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 50.47 acres); and

SADC	\$168,569.80	(\$3,340/acre)
Cumberland County	\$ 66,368.05	(\$1,315/acre)
Hopewell Township	\$ 12,365.15	(\$245/acre)
Total	<b>\$247,303.00</b>	<b>(\$4,900/acre)</b>

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d) (f), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$168,569.80 from its competitive grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 50.47 acres, at a State cost share of \$3,340 per acre (68.16%) of certified market value and the purchase price for a total grant need of approximately \$168,569.80, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1) single family residence, zero (0) agricultural labor units and no pre-existing non-agricultural uses or exceptions; and

BE IT FURTHER RESOLVED, that if base grant funds become available and are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

11-12-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

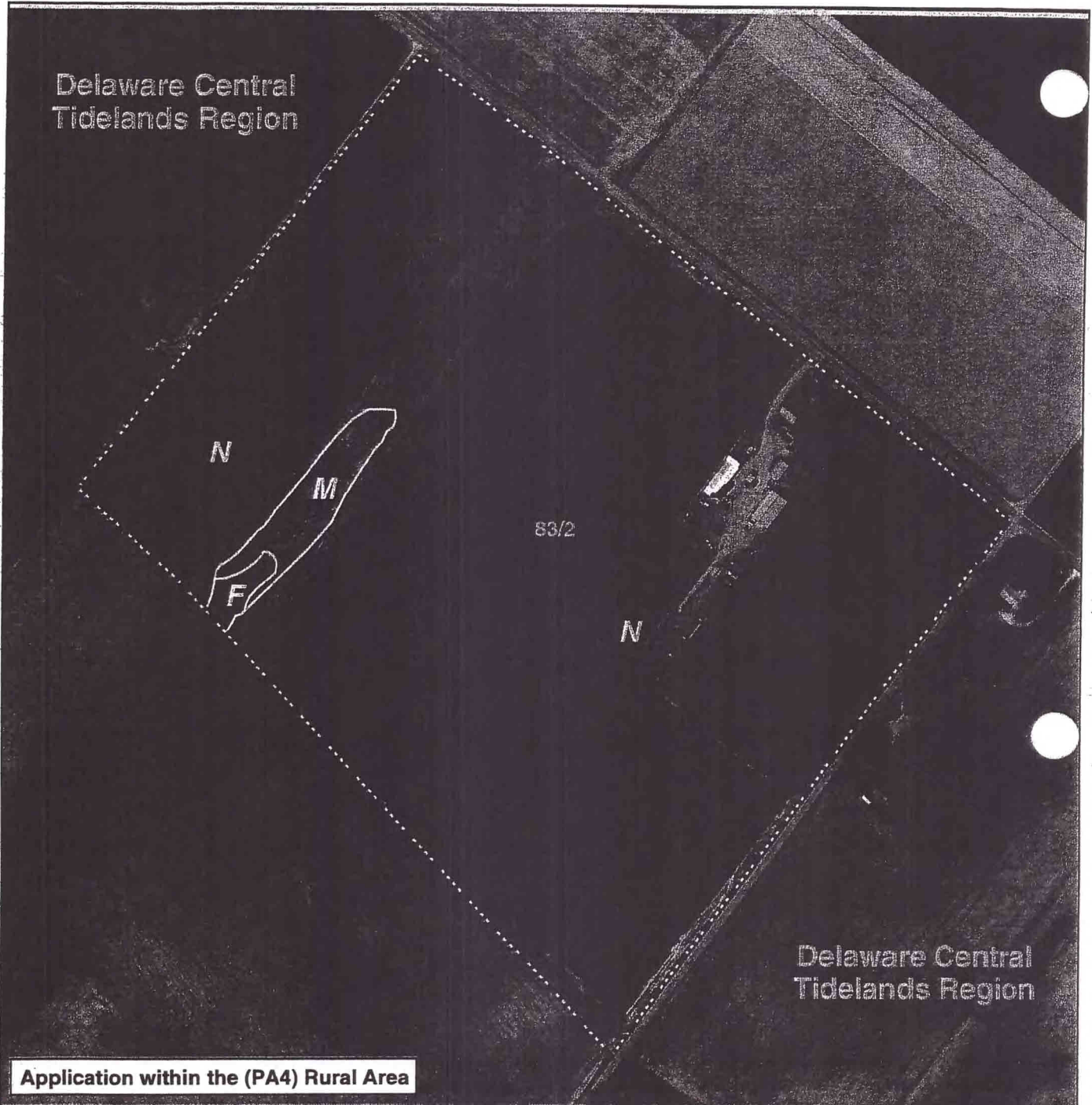


**VOTE WAS RECORDED AS FOLLOWS**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES

# Schedule A

Delaware Central  
Tidelands Region



Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

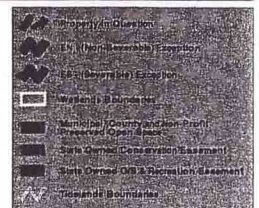
David and Peter Watson (# 1)  
Block 83 Lot 2 (51.7 ac)  
Gross Total = 51.7 ac  
Hopewell Twp., Cumberland County



**TIDELANDS DISCLAIMER:**  
The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4, "Tidelands Claims Maps". These linear features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Delaware Central  
Tidelands Region



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

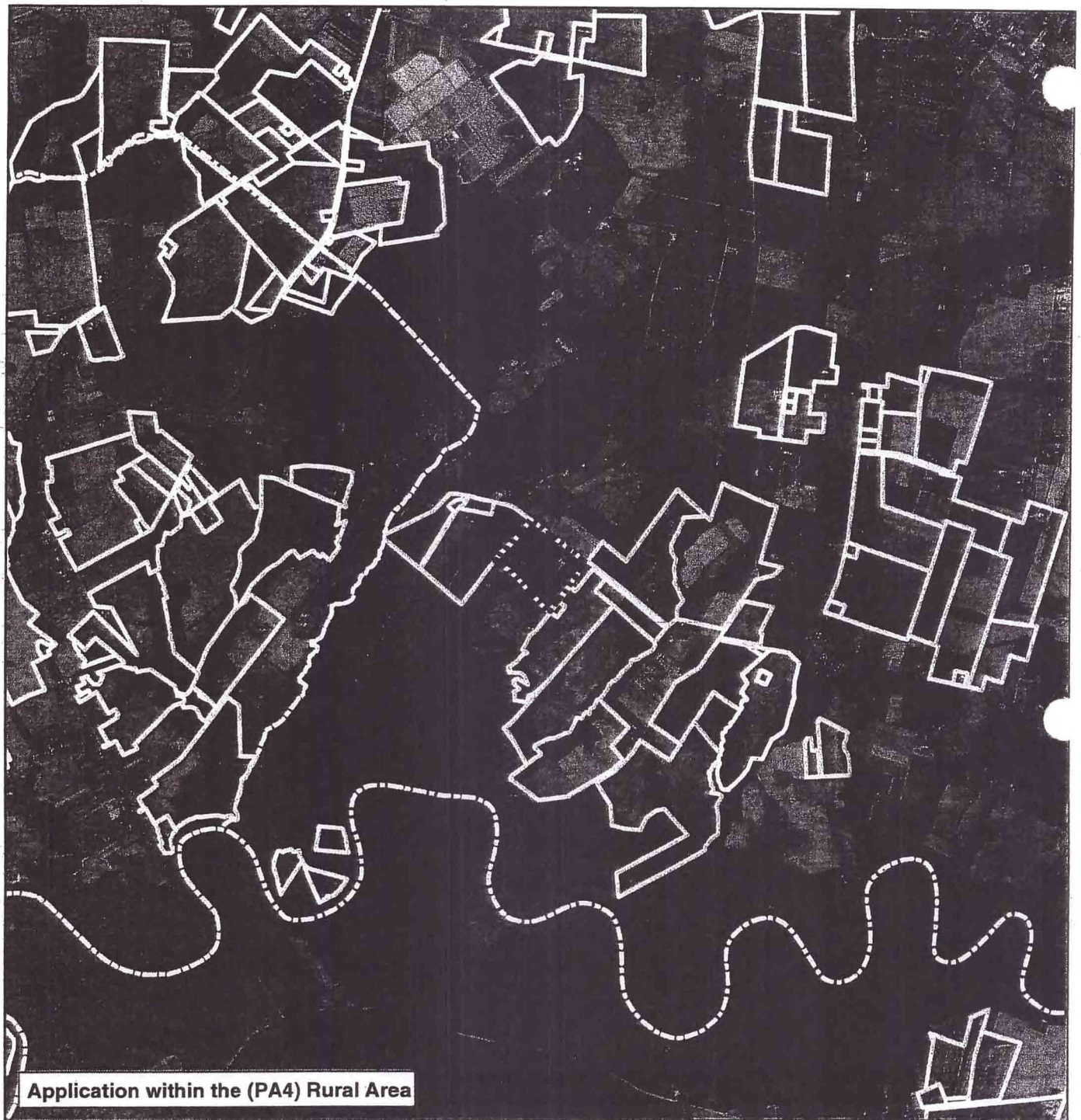
**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2012 Digital Aerial Image

October 5, 2012



# Preserved Farms and Active Applications Within Two Miles

x:\counties\cumco/projects\watson1\_2mile.mxd



Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

David and Peter Watson (# 1)  
Block 83 Lot 2 (51.7 ac)  
Gross Total = 51.7 ac  
Hopewell Twp., Cumberland County

2,000 1,000 0 2,000 4,000 6,000 Feet



**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOT/OGIS 2012 Digital Aerial Image

October 5, 2012



## Cumberland County

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417
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State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase  
November 12, 2015

Watson (1)  
06- 0134-PG  
County PIG Program  
49 Acres

Block 83	Lot 2	Hopewell Twp.	Cumberland County
<b>SOILS:</b>		Prime	96% * .15 = 14.40
		Unique zero	4% * 0 = .00
			<b>SOIL SCORE: 14.40</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	95% * .15 = 14.25
		Other	4% * 0 = .00
		Wetlands	1% * 0 = .00
			<b>TILLABLE SOILS SCORE: 14.25</b>
<b>FARM USE:</b>	Sod	41 acres	
	Hay	4 acres	

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION FY2016R11(11)**

**PRELIMINARY REVIEW AND APPROVAL**

**For the  
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS  
2016 FY FUNDING ROUND**

**November 12, 2015**

WHEREAS, the State Agriculture Development Committee, "SADC" is authorized under the Garden State Preservation Trust Act, P.L. 1999, c.152, to provide a grant to qualified nonprofit organizations for up to 50 percent of the cost of acquisition of the development easements or up to 50 percent of the cost of acquisition of fee simple titles to farmland from willing sellers; and

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on February 17, 2015 in a total amount to be determined by the SADC and an application deadline of May 18, 2015 for the FY2016 Nonprofit Grant Round; and

WHEREAS, four nonprofit organizations submitted 10 applications for easement purchase located in five counties; and

WHEREAS, one application (Strang) was submitted in both the nonprofit and state direct easement rounds and will be progressing in the state direct easement round, leaving 9 applications (657 acres) in the nonprofit round (Schedule A); and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) staff is recommending that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, all 9 applications are greater or equal to 70% of the County average quality score as determined on July 24, 2014; and

WHEREAS, all 9 applications pending meet the minimum eligibility criteria set forth in N.J.A.C. 6.20; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit cost submitted is \$7,067,440 based on estimated easement values and ancillary costs; and

WHEREAS, SADC staff has reviewed the estimated costs submitted by the nonprofits and adjusted as deemed appropriate to better reflect current market values; and



WHEREAS, SADC staff is recommending the following allocations to be conditionally awarded to the nonprofits submitting applications as set forth more specifically in Schedule A:

- \$ 750,000 to New Jersey Conservation Foundation
  - \$ 225,000 to Monmouth Conservation Foundation
  - \$1,425,000 to The Land Conservancy of New Jersey
  - \$ 500,000 to Lamington Conservancy
- \$2,900,000

NOW THEREFORE BE IT FURTHER RESOLVED, that the SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A; and

BE IT FURTHER RESOLVED, that this approval is subject to N.J.A.C. 2:76- 12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and

BE IT FURTHER RESOLVED, the SADC's approval is conditioned upon subsequent SADC recommendation that \$2.9 million be appropriated to the FY2016 Nonprofit Round, subsequent Legislative appropriation of funds and funding availability as determined by the State Treasurer; and

BE IT FURTHER RESOLVED, any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

11-12-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

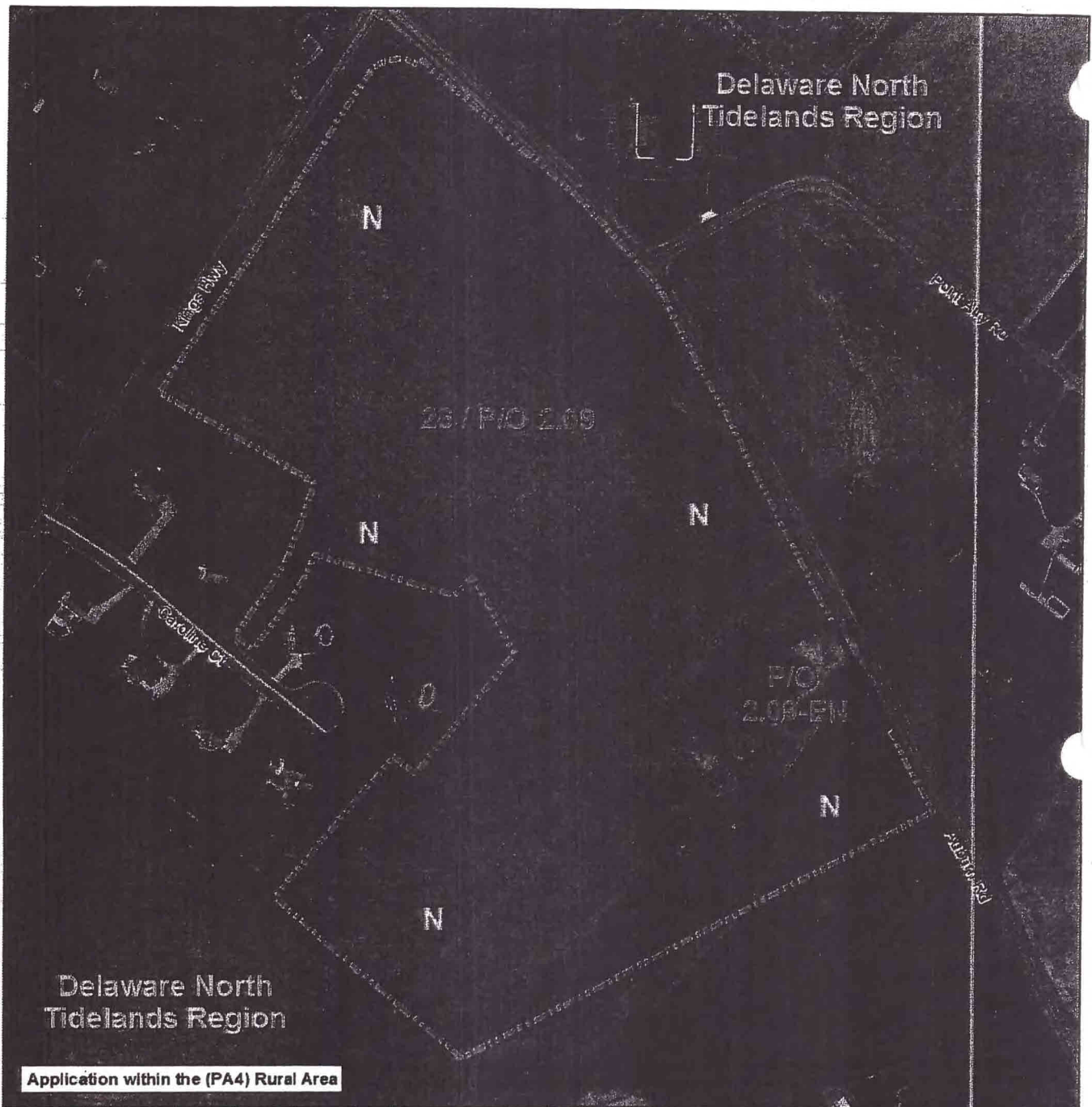
Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES

# Schedule

FY2016 Non Profit Round											
	Organization Name/Farm Name	Score	Min. Elig. Criteria Met?	Acq. Type	County	Municipality	Block	Lot	Net Acres	Nonprofit Total Estimated Cost	Proposed SADC Grant
	New Jersey Conservancy Foundation										
	Strang (being processed through State Direct Acquisition Program)										
1											
2	Ostrum	70.22	yes	EP	Sal	Pilesgrove	26	2.09	44.67	\$821,400 *	
3	Skalski	64.05	yes	EP	Hun	Tewksbury	42	9 & 27	44.93	\$919,050	
										\$1,740,450	\$ 750,000
	Mohamoud Conservancy Foundation										
4	Feigus	53.77	yes	EP	Mon	Howell Twp.	151	12.02	21	\$425,000	\$ 225,000
	The Land Conservancy of New Jersey										
5	Shoemaker I	54.41	yes	EP	War	White Twp.	62	9.01,9.02,20,24	114.8	\$771,460	
6	Shoemaker II	70.88	yes	EP	War	White Twp.	62	24.04	12	\$98,000	
7	Tjalma II	60.22	yes	EP	War	Harmony	35	6, 6.04, & 6.05	60.78	\$384,680	
8	Tjalma III	58.03	yes	EP	War	Harmony	25	19	36.32	\$201,600	
9	Murlan	59.68	yes	EP	War	Frelinghuysen	301	6	251.5	\$1,421,250	
										\$2,876,990	\$ 1,425,000
	Lamington Conservancy										
	Jones (This is an application in the 2011 round. SADC approved \$500,000. Nonprofit is seeking additional funding to complete the transaction)										
10		71.26	yes	EP	Som	Bedminster	37	3 & 4	70.56	\$2,025,000	\$ 500,000
	total applications = 9										
	* SADC staff suggests \$580,000 is a better estimate for this farm due to lack of valid subdivision approvals as suggested by the applicant.								657	\$7,067,440	\$2,900,000



# Wetlands



Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ostrum, Gordon & Sharon #3  
Block 26 P/O Lot 2.09 (39.3 ac)  
& P/O Lot 2.09-EN (non-severable exception – 2.0 ac)  
Gross Total = 41.3 ac  
Pilesgrove Twp., Salem County

Property in Question	Wetlands Exception
EN - Non-Severable Exception	Prescribed Development Credits
EL - Severable Exception	Highland Development Credits
Wetlands Conservation	Highland Preserved Lands
Wetlands Conservation	Monmouth County Parks
Wetlands Conservation	Monmouth County and Non-Profit Preserved Open Space
Wetlands Conservation	State Owned Conservation Easement
Wetlands Conservation	State Owned O&A Recreation Easement
Wetlands Conservation	



500 250 0 500 Feet

**TIDELANDS DISCLAIMER:**  
The linear features depicted on this map were derived from the NJDEP's CD-ROM series 1, volume 4, "Tidelands Claims Maps". These linear features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJ Pinelands Commission PDC Data  
NJ Highlands Council Data  
NJOT/OGIS 2012 Digital Aerial Image

Date: 6/23/2015

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score  
FY 2016 Easement Purchase - Nonprofit Funding Round  
November 4, 2015

**GENERAL INFORMATION**

COUNTY OF Salem Pilesgrove Twp. 1709  
APPLICANT Ostrum, Gordon J. #3

**Blocks and Lots**

Pilesgrove Twp. 1709 Block 26 Lot 2.09 44.65 ACRES

**Exceptions**

Acres	Reason	Justification	Restrictions	Negative Impact	SADC Impact	Total Score
2	future-single family residence				0	0
Location: Sal - Pilesgrove Twp. Block:26 Lot:2.09 - Aong Route 606						
The Exception will be restricted to 1 residential unit(s).						
The Exception is Nonseverable.						

**NET ACRES** 43

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

Structure	Ag Use	Leased	Notes
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Soybeans-Cash Grain

**SUBDIVISION OF THE PREMISES**

Status	Preliminary	Final Approval	Scale	Notes
Residential	20-NOV-02		MAJOR	18 -home development

**PRE-EXISTING NON-AG USES ON PREMISE**

Type	Extent	Size	Ag Use
Construction Company-temporary-within exception area	Small area within exception		Yes
Lessee	Business	Purpose	Frequency
Construction Company		staging area vehicles & equipment	temporarily

**EASEMENTS AND RIGHT OF WAYS**

Type	Description	Dsc Notes
Gas Lines	Farming can occur on the easement	
Affect	Viability	
20' South Jersey Gas Co.		
Type	Description	Dsc Notes
Other		
Affect	Viability	
possible drainage easement		

**Additional Concerns:**



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Salem Pilesgrove Twp. 1709  
APPLICANT Ostrum, Gordon J. #3

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Prime	96% *	.15	=	14.40	
	Statewide	4% *	.1	=	.40	
					<b>SOIL SCORE:</b>	<b>14.80</b>

<b>TILLABLE SOILS:</b>	Cropland Pastured	3% *	.15	=	.45	
	Cropland Harvested	96% *	.15	=	14.40	
	Woodlands	1% *	0	=	.00	
					<b>TILLABLE SOILS SCORE:</b>	<b>14.85</b>

<b>BOUNDARIES AND BUFFERS:</b>	Deed Restricted Farmland (Permanent)	31% *	.2	=	6.20	
	Residential Development	51% *	0	=	.00	
	Farmland (Unrestricted)	13% *	.06	=	.78	
	Other	5% *	0	=	.00	
					<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>6.98</b>

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Ostrum #3	Restricted Farm or Current Application	2	
	Cloverdale Dairy	Restricted Farm or Current Application	2	
	Harris	Restricted Farm or Current Application	2	
	Harris/DEP	Restricted Farm or Current Application	2	
	Tomarachio	Restricted Farm or Current Application	2	
			<b>DENSITY SCORE:</b>	<b>10.00</b>

<b>LOCAL COMMITMENT:</b>	100% *	20	=	20.00	
				<b>LOCAL COMMITMENT SCORE:</b>	<b>20.00</b>

<b>SIZE:</b>	<b>SIZE SCORE:</b>	<b>1.75</b>
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**IMMINENCE OF CHANGE:** SADC Impact factor = 1.84

**IMMINENCE OF CHANGE SCORE:** 1.84

**COUNTY RANKING:**

<b>EXCEPTIONS:</b>	<b>EXCEPTION SCORE:</b>	<b>.00</b>
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**TOTAL SCORE: 70.22**





State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

FY 2016 Easement Purchase - Nonprofit Funding Round  
November 4, 2015

**GENERAL INFORMATION**

COUNTY OF Hunterdon                      Tewksbury Twp. 1024  
APPLICANT NJCF/Skalski, Philip and Stacy

**Blocks and Lots**

Tewksbury Twp.	1024	Block 42	Lot 9	11.31 ACRES
Tewksbury Twp.	1024	Block 42	Lot 27	44.08 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
6.30	One exception splits two lots- Main SFR, future cottage, flex-of use : equestrian, home office etc	flexibility of use			0	0
Location: Hun - Tewksbury Twp. Block:42 Lot:27 - borders two lots						
The Exception will be restricted to 2 residential unit(s).						
The Exception is Nonseverable.						

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
4.16	part of one exception	flexibility of use			0	0
Location: Hun - Tewksbury Twp. Block:42 Lot:9 -						

The Exception is Nonseverable.

**NET ACRES** 45

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain  
Hay

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

# EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Road		
<u>Affect</u>	<u>Viability</u>	
	40' wide driveway & utility easement on Lot 27	

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Road		
<u>Affect</u>	<u>Viability</u>	
	Site Easements	

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Easements to be Determined with		
<u>Affect</u>	<u>Viability</u>	

## Additional Concerns:



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Hunterdon Tewksbury Twp. 1024

APPLICANT NJCF/Skalski, Philip and Stacy

**PRIORITIZATION SCORE**

SOILS:	Prime	33% *	.15	=	4.95
	Statewide	67% *	.1	=	6.70

SOIL SCORE: 11.65

TILLABLE SOILS:	Cropland Harvested	65% *	.15	=	9.75
	Woodlands	35% *	0	=	.00

TILLABLE SOILS SCORE: 9.75

BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	21% *	.2	=	4.20
	Streams and Wetlands	8% *	.18	=	1.44
	Woodlands	20% *	.06	=	1.20
	Residential Development	35% *	0	=	.00
	Farmland (Unrestricted)	16% *	.06	=	.96

BOUNDARIES AND BUFFERS SCORE: 7.80

CONTIGUOUS PROPERTIES / DENSITY:	Finderne House	Restricted Farm or Current Application	2
	Watts	Restricted Farm or Current Application	2
	Chandor	Restricted Farm or Current Application	2
	Emmet	Restricted Farm or Current Application	2
	Buffalo Country LLC	Restricted Farm or Current Application	2
	Turnquist	Restricted Farm or Current Application	2
	Rothpletz	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	100% *	20	=	20.00
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LOCAL COMMITMENT SCORE: 20.00

SIZE:	SIZE SCORE:	3.41
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IMMINENCE OF CHANGE: SADC Impact factor = 1.44

IMMINENCE OF CHANGE SCORE: 1.44

COUNTY RANKING:

EXCEPTIONS:	EXCEPTION SCORE:	.00
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**TOTAL SCORE: 64.05**

# Wetlands

X:\counties\monco\projects\Feigus\_Farm\_FWW.mxd



Application within the (PA4b) Rural Environmentally Sensitive Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Feigus (Neverwind Farm)/MCF  
Block 151 P/O Lot 12.02 (21.16 ac)  
& P/O Lot 12.02-EN (non-severable exception – 2.0 ac)  
Gross Total – 23.16 ac  
Howell Twp. Monmouth County

Property in Question	Private Development Credit
E1 - (Severable) Exception	Highlands Development Credit
Wetlands Boundaries	Highlands Reserved Lands
Primary - Limited Access	Municipal County Parks
Federal or State Highways	Municipal County and Non-Profit Preserved Open Space
County Roads	State Owned Conservation Easement
Municipal Local Roads	State Owned GIS & Recreation Easement



200 100 0 200 400 Feet

**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Total Wetlands  
N - Non-Wetlands  
W - Water

**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJ Pinelands Commission PDC Data  
NJ Highlands Council Data  
NJOT/OGIS 2012 Digital Aerial Image

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Date: 6/23/2011



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

No Value Selected Easement Purchase - Nonprofit Funding Round  
November 4, 2015

GENERAL INFORMATION

COUNTY OF Monmouth Howell Twp. 1319  
APPLICANT Brad & Barbara Feigus

Blocks and Lots

Howell Twp. 1319 Block 151 Lot 12.02 23.16 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
2	future flexibility around existing single family residence				0	0

Location: Mon - Howell Twp. Block:151 Lot:12.02 - northern portion  
The Exception will be restricted to 1 residential unit(s).  
The Exception is Nonseverable.

NET ACRES 21

RESTRICTIONS NONE

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Manufactured without Foundation	Y	N	for ag labor
Barn	Y	N	with indoor training arena
Stable	Y	N	
Shed	Y	N	

RDSO's

ELIGIBLE 0  
SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Horse & Other Equine

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None

<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>
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EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Easements to be Determined with		

<u>Affect</u>	<u>Viability</u>
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Additional Concerns:

Application states existing manufactured home without foundation is for ag labor.

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Monmouth Howell Twp. 1319

APPLICANT Brad & Barbara Feigus

**PRIORITIZATION SCORE**

SOILS:	Other	75% *	0	=	.00
	Statewide	15% *	.1	=	1.50
	Unique .125	5% *	.125	=	.63
	Unique zero	5% *	0	=	.00

SOIL SCORE: 2.13

TILLABLE SOILS:	Cropland Pastured	56% *	.15	=	8.40
	Other	7% *	0	=	.00
	Wetlands	10% *	0	=	.00
	Woodlands	27% *	0	=	.00

TILLABLE SOILS SCORE: 8.40

BOUNDARIES	Deed Restricted Farmland (Permanent)	31% *	.2	=	6.20
AND BUFFERS:	Residential Development	22% *	0	=	.00
	Streams and Wetlands	15% *	.18	=	2.70
	Woodlands	4% *	.06	=	.24
	Farmland (Unrestricted)	28% *	.06	=	1.68

BOUNDARIES AND BUFFERS SCORE: 10.82

CONTIGUOUS	Feigus	Restricted Farm or Current Application	2
PROPERTIES	Casale	Restricted Farm or Current Application	2
/ DENSITY:	Plum Tree/Lee	Restricted Farm or Current Application	2

DENSITY SCORE: 6.00

LOCAL COMMITMENT:	100% *	20	=	20.00
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LOCAL COMMITMENT SCORE: 20.00

SIZE: SIZE SCORE: 2.23

IMMIMENCE OF CHANGE: SADC Impact factor = 4.19

IMMINENCE OF CHANGE SCORE: 4.19

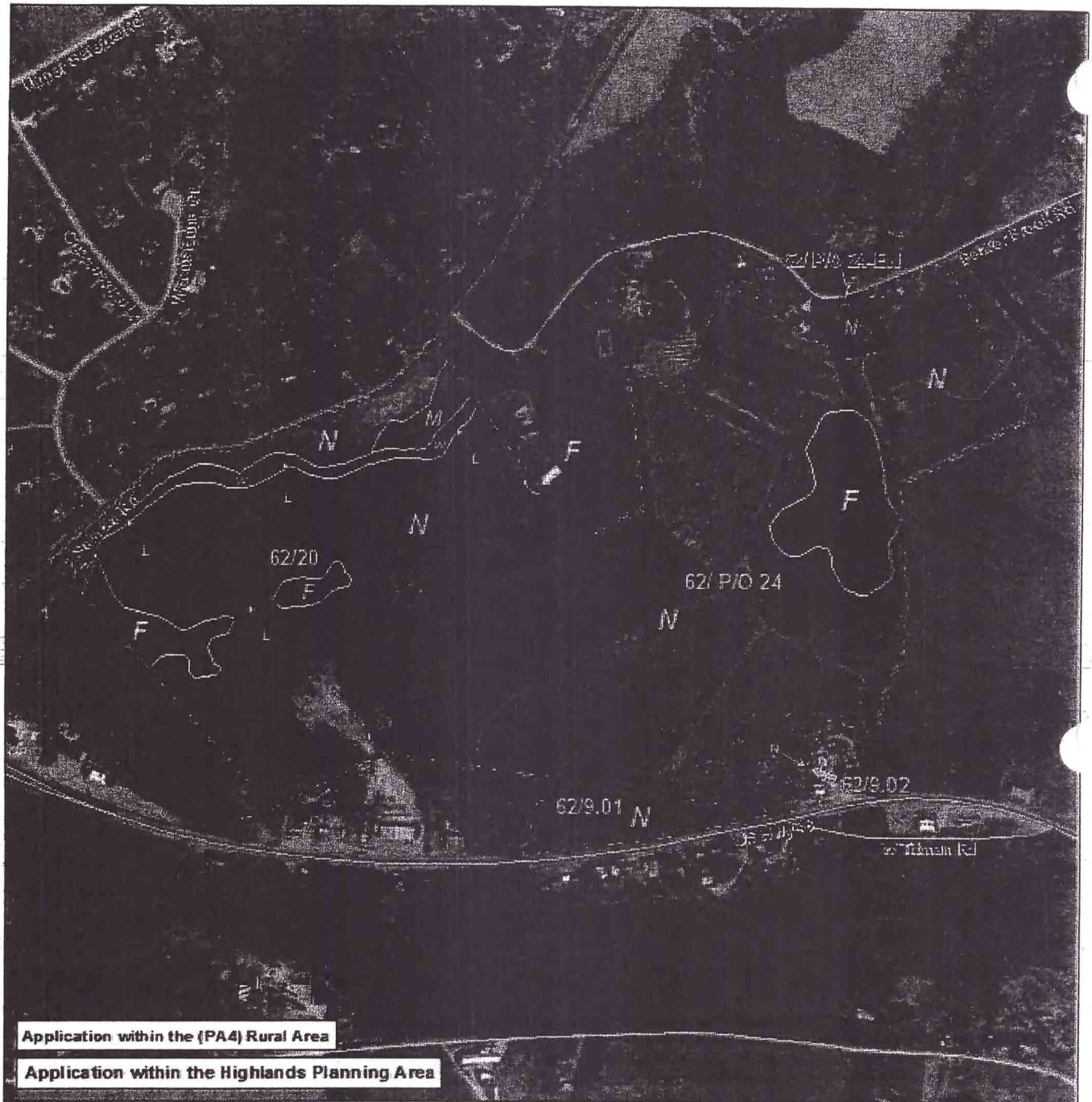
COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: .00

**TOTAL SCORE: 53.77**



# Wetlands



Application within the (PA4) Rural Area

Application within the Highlands Planning Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

### Shoe maker Farm (#1)/TLCNJ

Block 62 Lots 9.01 (3.7 ac); 9.02 (0.4 ac); 20 (46.2 ac);

P/O 24 (64.1 ac) & P/O 24-EN (non-severable exception - 1.0 ac)

Gross Total = 115.4 ac

White Twp., Warren County

Property in Question	Wetlands Boundary
CR - (Re-severable) Exception	Preserved & Developed Creek
CR - (Severable) Exception	Highland Development Creek
Wetlands Boundary	Highland Preserved Land
Wetlands Boundary	Nonprofit County Parks
Wetlands Boundary	State Park, County and Non-Profit
Wetlands Boundary	Preserved Open Space
Wetlands Boundary	State Owned Conservation Easement
Wetlands Boundary	State Owned CR & Recreation Easement



500 250 0 500 1,000 Feet

Wetlands Legend:  
F - Freshwater Wetlands  
L - Linear Wetlands  
N - Wetlands Modified for Agriculture  
T - Total Wetlands  
W - Non-Wetlands  
S - 30' Buffer  
W - Water

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJ DEP Wetlands Data  
NJ Pinelands Commission POC Data  
NJ Highlands Council Data  
USGS 2015 Digital Aerial Image

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June 12, 2015

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score  
FY 2016 Easement Purchase - Nonprofit Funding Round  
November 4, 2015

**GENERAL INFORMATION**

COUNTY OF Warren White Twp. 2123  
APPLICANT Land Consvcy of NJ\Shoemaker, H & M #1

**Blocks and Lots**

White Twp.	2123	Block 62	Lot 24	64.74 ACRES
White Twp.	2123	Block 62	Lot 9.01	3.75 ACRES
White Twp.	2123	Block 62	Lot 9.02	.36 ACRES
White Twp.	2123	Block 62	Lot 20	46.99 ACRES

**Exceptions**

Acres	Reason	Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	future single family residential unit				0	0

Location: War - White Twp. Block:62 Lot:24 War - White Twp. Block:62 Lot:9.01 - along Beaver Brook Road  
The Exception will be restricted to 1 residential unit(s).  
The Exception is Nonseverable.

**NET ACRES** 115

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

Structure	Ag Use	Leased	Notes
Barn	Y	N	
Shed	Y	N	

**RDSO's**

ELIGIBLE 0  
SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain  
Hay

**SUBDIVISION OF THE PREMISES**

Status	Preliminary	Final Approval	Scale	Notes
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

Type	Extent	Size	Ag Use
currently a paintball operation to be removed prior to entering program.	Lot 20		Yes
Lessee	Business	Purpose	Frequency

**EASEMENTS AND RIGHT OF WAYS**

Type	Description	Dsc Notes
Easements to be Determined with		
Affect	Viability	



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Warren White Twp. 2123  
APPLICANT Land Consvcy of NJ\Shoemaker, H & M #1

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	56%	*	0	=	.00
	Prime	11%	*	.15	=	1.65
	Statewide	29%	*	.1	=	2.90
	Unique zero	4%	*	0	=	.00

**SOIL SCORE: 4.55**

<b>TILLABLE SOILS:</b>	Cropland Harvested	36%	*	.15	=	5.40
	Wetlands	9%	*	0	=	.00
	Woodlands	55%	*	0	=	.00

**TILLABLE SOILS SCORE: 5.40**

<b>BOUNDARIES AND BUFFERS:</b>	Deed Restricted Farmland (Permanent)	13%	*	.2	=	2.60
	Deed Restricted Wildlife Area	1%	*	.18	=	.18
	Streams and Wetlands	4%	*	.18	=	.72
	Farmland (Unrestricted)	12%	*	.06	=	.72
	Woodlands	26%	*	.06	=	1.56
	Commercial	9%	*	0	=	.00
	Residential Development	35%	*	0	=	.00

**BOUNDARIES AND BUFFERS SCORE: 5.78**

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Shoemaker I	Restricted Farm or Current Application	2
	Shoemaker II	Restricted Farm or Current Application	2
	Bullock	Restricted Farm or Current Application	2
	Pequest LLC	Restricted Farm or Current Application	2
	Unangst	Restricted Farm or Current Application	2

**DENSITY SCORE: 10.00**

**LOCAL COMMITMENT:** 100% \* 20 = 20.00

**LOCAL COMMITMENT SCORE: 20.00**

**SIZE:** **SIZE SCORE: 6.25**

**IMMIMENCE OF CHANGE:** SADC Impact factor = 2.43

**IMMINENCE OF CHANGE SCORE: 2.43**

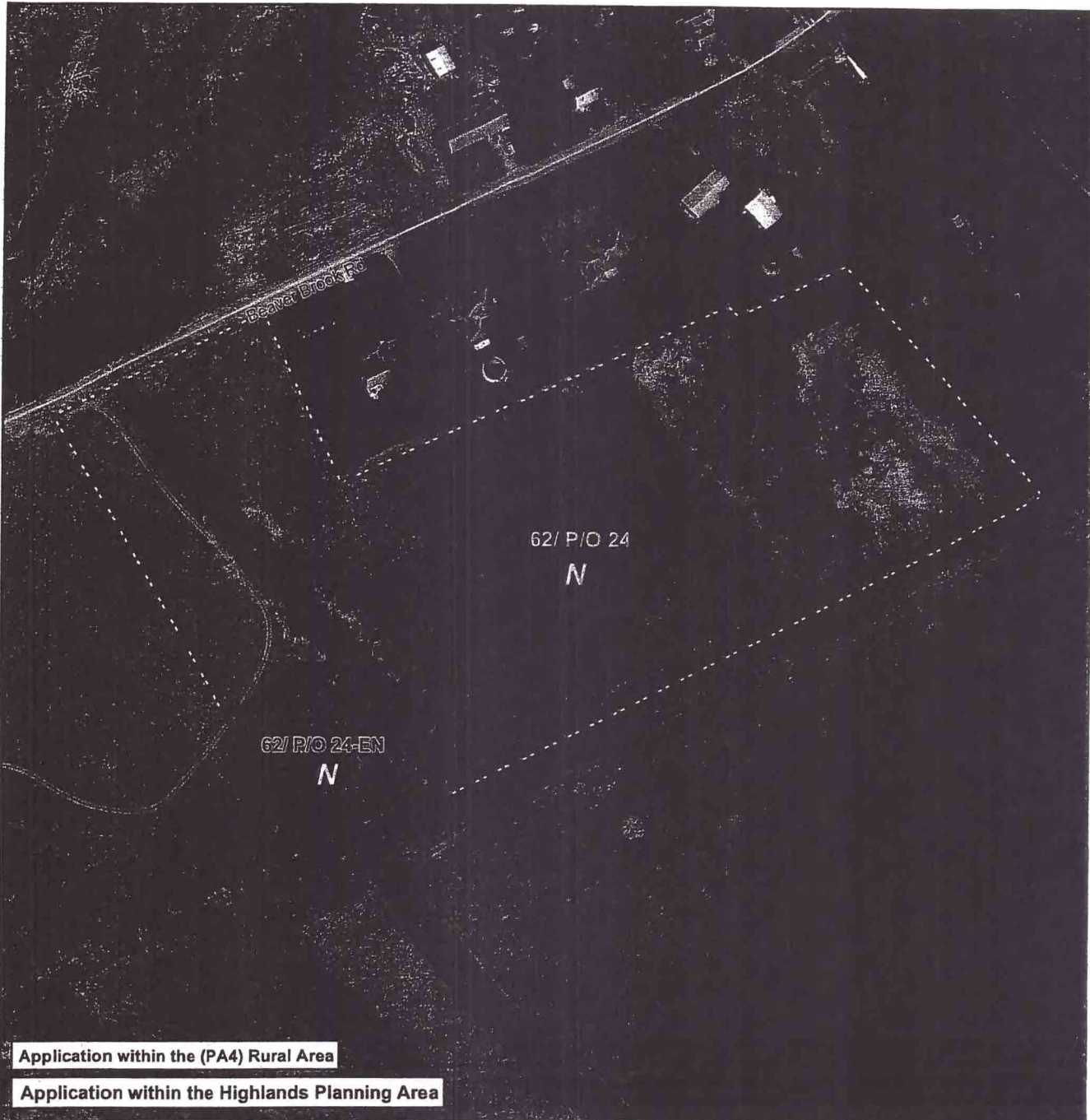
**COUNTY RANKING:**

**EXCEPTIONS:** **EXCEPTION SCORE: .00**

**TOTAL SCORE: 54.41**

# Wetlands

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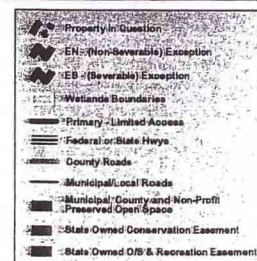


Application within the (PA4) Rural Area

Application within the Highlands Planning Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Shoemaker Farm (#2)/TLCNJ  
Block 62 Lots P/O 24 (12.1 ac)  
& P/O 24-EN (non-severable exception - 1.1 ac)  
Gross Total = 13.2 ac  
White Twp., Warren County



250 125 0 250 500 Feet

**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJ Highlands Council Data  
NJOT/OGIS 2012 Digital Aerial Image

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November 5, 2015



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score  
FY 2016 Easement Purchase - Nonprofit Funding Round  
November 4, 2015

**GENERAL INFORMATION**

COUNTY OF Warren White Twp. 2123  
APPLICANT Land Conservy of NJ\H. & M. Shoemaker II

**Blocks and Lots**

White Twp. 2123 Block 62 Lot 24 13 ACRES

**Exceptions**

Acres	Reason	Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	future single family residence				0	0
Location: War - White Twp. Block:62 Lot:24 - back boundary of property						
The Exception will be restricted to 1 residential unit(s).						
The Exception is Nonseverable.						

**NET ACRES** 12

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

Structure	Ag Use	Leased	Notes
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain

**SUBDIVISION OF THE PREMISES**

Status	Preliminary	Final Approval	Scale	Notes
Farming				

**PRE-EXISTING NON-AG USES ON PREMISE**

Type	Extent	Size	Ag Use
No Pre-Existing Uses Considered.			None
Lessee	Business	Purpose	Frequency

**EASEMENTS AND RIGHT OF WAYS**

Type	Description	Dsc Notes
No Easements on Premise		
Affect	Viability	

**Additional Concerns:**

This application is based on a subdivision being approved from the rest of Bk 62, lot 24 prior to final approval with no restrictions.

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Warren White Twp. 2123

APPLICANT Land Conservy of NJ\H. & M. Shoemaker II

**PRIORITIZATION SCORE**

**SOILS:**

Other	1%	*	0	=	.00
Prime	87%	*	.15	=	13.05
Statewide	12%	*	.1	=	1.20

**SOIL SCORE: 14.25**

**TILLABLE SOILS:**

Cropland Harvested	89%	*	.15	=	13.35
Woodlands	11%	*	0	=	.00

**TILLABLE SOILS SCORE: 13.35**

**BOUNDARIES Residential Development**

28% \* 0 = .00

**AND BUFFERS: Deed Restricted Farmland (Permanent)**

32% \* .2 = 6.40

**EP Applications**

20% \* .13 = 2.60

**Woodlands**

20% \* .06 = 1.20

**BOUNDARIES AND BUFFERS SCORE: 10.20**

**CONTIGUOUS Shoemaker 2**

~~Restricted Farm or Current Application~~ 2

**PROPERTIES Shoemaker 1**

~~Restricted Farm or Current Application~~ 2

**/ DENSITY:**

**Bullock**

Restricted Farm or Current Application 2

**Pequest LLC**

Restricted Farm or Current Application 2

**Unangst**

Restricted Farm or Current Application 2

**DENSITY SCORE: 10.00**

**LOCAL COMMITMENT:**

100% \* 20 = 20.00

**LOCAL COMMITMENT SCORE: 20.00**

**SIZE:**

**SIZE SCORE: .65**

**IMMIMENCE OF CHANGE: SADC Impact factor = 2.43**

**IMMINENCE OF CHANGE SCORE: 2.43**

**COUNTY RANKING:**

**EXCEPTIONS:**

**EXCEPTION SCORE: .00**

**TOTAL SCORE: 70.88**



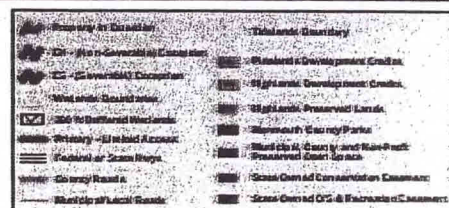
## Wetlands



xxviii [www.projectsajama2.fw.gov](http://www.projectsajama2.fw.gov)

**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Tjalma Farms (#2)  
Block 38 Lots 6 (53.9 ac); 6.04 (3.6 ac); & 6.05 (3.2 ac)  
Gross Total = 60.7 ac  
Harmony Twp., Warren County



Wetlands Legend:  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 200' Buffer  
W - Water

**Sources:**  
 1. Command Preservation Project  
 2. Green Acres Conservation System Data  
 3. U.S. Wildlife Data  
 4. President's Commission on the OCS  
 5. National Council on OCS  
 6. U.S. Geological Survey Data

[illegible]

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score  
FY 2016 Easement Purchase - Nonprofit Funding Round  
November 4, 2015

**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
APPLICANT Land Conservancy of NJ\Tjalma, Bouke & Aukje

**Blocks and Lots**

Harmony Twp.	2110	Block 38	Lot 6	53.9	ACRES
Harmony Twp.	2110	Block 38	Lot 6.04	3.6	ACRES
Harmony Twp.	2110	Block 38	Lot 6.05	3.2	ACRES

**NET ACRES** 61

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines	250' ROW running along River Road	
<u>Affect</u>	<u>Viability</u>	
New Jersey Power and Light		

**Additional Concerns:**



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
APPLICANT Land Conservancy of NJ\Tjalma, Bouke & Aukje

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	37% *	0	=	.00
	Prime	46% *	.15	=	6.90
	Statewide	17% *	.1	=	1.70

**SOIL SCORE: 8.60**

<b>TILLABLE SOILS:</b>	Cropland Harvested	47% *	.15	=	7.05
	Woodlands	53% *	0	=	.00

**TILLABLE SOILS SCORE: 7.05**

<b>BOUNDARIES</b>	Deed Restricted Farmland (Permanent)	33% *	.2	=	6.60
<b>AND BUFFERS:</b>	Farmland (Unrestricted)	9% *	.06	=	.54
	Industrial	13% *	0	=	.00
	Residential Development	23% *	0	=	.00
	Woodlands	22% *	.06	=	1.32

**BOUNDARIES AND BUFFERS SCORE: 8.46**

<b>CONTIGUOUS</b>	LCNJ/Tjalma (#2)	Restricted Farm or Current Application	2
<b>PROPERTIES</b>	Tjalma	Restricted Farm or Current Application	2
<b>/ DENSITY:</b>	Burke/Dinsmore	Restricted Farm or Current Application	2
	Hengst	Restricted Farm or Current Application	2
	Highlands Preserved Land	Restricted Farm or Current Application	2

**DENSITY SCORE: 10.00**

<b>LOCAL COMMITMENT:</b>	100% *	20	=	20.00
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**LOCAL COMMITMENT SCORE: 20.00**

<b>SIZE:</b>	<b>SIZE SCORE: 3.32</b>
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**IMMINENCE OF CHANGE:** SADC Impact factor = 2.79

**IMMINENCE OF CHANGE SCORE: 2.79**

**COUNTY RANKING:**

<b>EXCEPTIONS:</b>	<b>EXCEPTION SCORE: .00</b>
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**TOTAL SCORE: 60.22**

# Wetlands



X:\counties\warco\proj\ct\jalma3\_fw.w.mxd

Application within the Highlands Preservation Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Tjalma Farms (#3)  
Block 25 Lot 19 (35.0 ac)  
Gross Total = 35.0 ac  
Harmony Twp., Warren County

Property in Question	Technical Boundary
State-Designated Wetlands	Wetlands of the State
County-Designated Wetlands	County-Designated Wetlands
Wetlands of the State	Wetlands of the State
Wetlands of the State	Wetlands of the State
Wetlands of the State	Wetlands of the State
Wetlands of the State	Wetlands of the State
Wetlands of the State	Wetlands of the State
Wetlands of the State	Wetlands of the State
Wetlands of the State	Wetlands of the State
Wetlands of the State	Wetlands of the State



250 125 0 250 500 Feet

Wetlands Legend:  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
N - Non-Wetlands  
W - Water

Sources:  
NJ Farmland Preservation Program  
NJ State Agriculture Development Committee  
NJ State Agriculture Development Committee  
NJ State Agriculture Development Committee  
NJ State Agriculture Development Committee

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JUN 1 2015



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

FY 2016 Easement Purchase - Nonprofit Funding Round  
November 4, 2015

GENERAL INFORMATION

COUNTY OF Warren Harmony Twp. 2110  
APPLICANT Land Conservancy of NJ\Tjalma III

Blocks and Lots

Harmony Twp. 2110 Block 25 Lot 19 35 ACRES

NET ACRES 35

RESTRICTIONS NONE

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

Structure	Aq Use	Leased Notes
No Structures On Premise	N	N

RDSO's

ELIGIBLE 0  
SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Corn-Cash Grain

SUBDIVISION OF THE PREMISES

Status	Preliminary	Final Approval	Scale	Notes
No Subdivisions are being Considered				

PRE-EXISTING NON-AG USES ON PREMISE

Type	Extent	Size	Aq Use
No Pre-Existing Uses Considered.			None
Lessee	Business	Purpose	Frequency

EASEMENTS AND RIGHT OF WAYS

Type	Description	Dsc Notes
Easements to be Determined with		
Affect	Viability	

Additional Concerns:

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
APPLICANT Land Conservancy of NJ\Tjalma III

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	28% *	0	=	.00
	Prime	72% *	.15	=	10.80

**SOIL SCORE: 10.80**

<b>TILLABLE SOILS:</b>	Cropland Harvested	70% *	.15	=	10.50
	Wetlands	16% *	0	=	.00
	Woodlands	14% *	0	=	.00

**TILLABLE SOILS SCORE: 10.50**

<b>BOUNDARIES</b>	Farmland (Unrestricted)	53% *	.06	=	3.18
<b>AND BUFFERS:</b>	Streams and Wetlands	17% *	.18	=	3.06
	Woodlands	30% *	.06	=	1.80

**BOUNDARIES AND BUFFERS SCORE: 8.04**

<b>CONTIGUOUS</b>	Tjalma #3	Restricted Farm or Current Application	2
<b>PROPERTIES</b>	Highlands Owned Lands	Restricted Farm or Current Application	2
<b>/ DENSITY:</b>			

**DENSITY SCORE: 4.00**

<b>LOCAL COMMITMENT:</b>	100% *	20	=	20.00
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**LOCAL COMMITMENT SCORE: 20.00**

<b>SIZE:</b>				<b>SIZE SCORE: 1.90</b>
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**IMMIMENCE OF CHANGE:** SADC Impact factor = 2.79

**IMMINENCE OF CHANGE SCORE: 2.79**

**COUNTY RANKING:**

<b>EXCEPTIONS:</b>	<b>EXCEPTION SCORE: .00</b>
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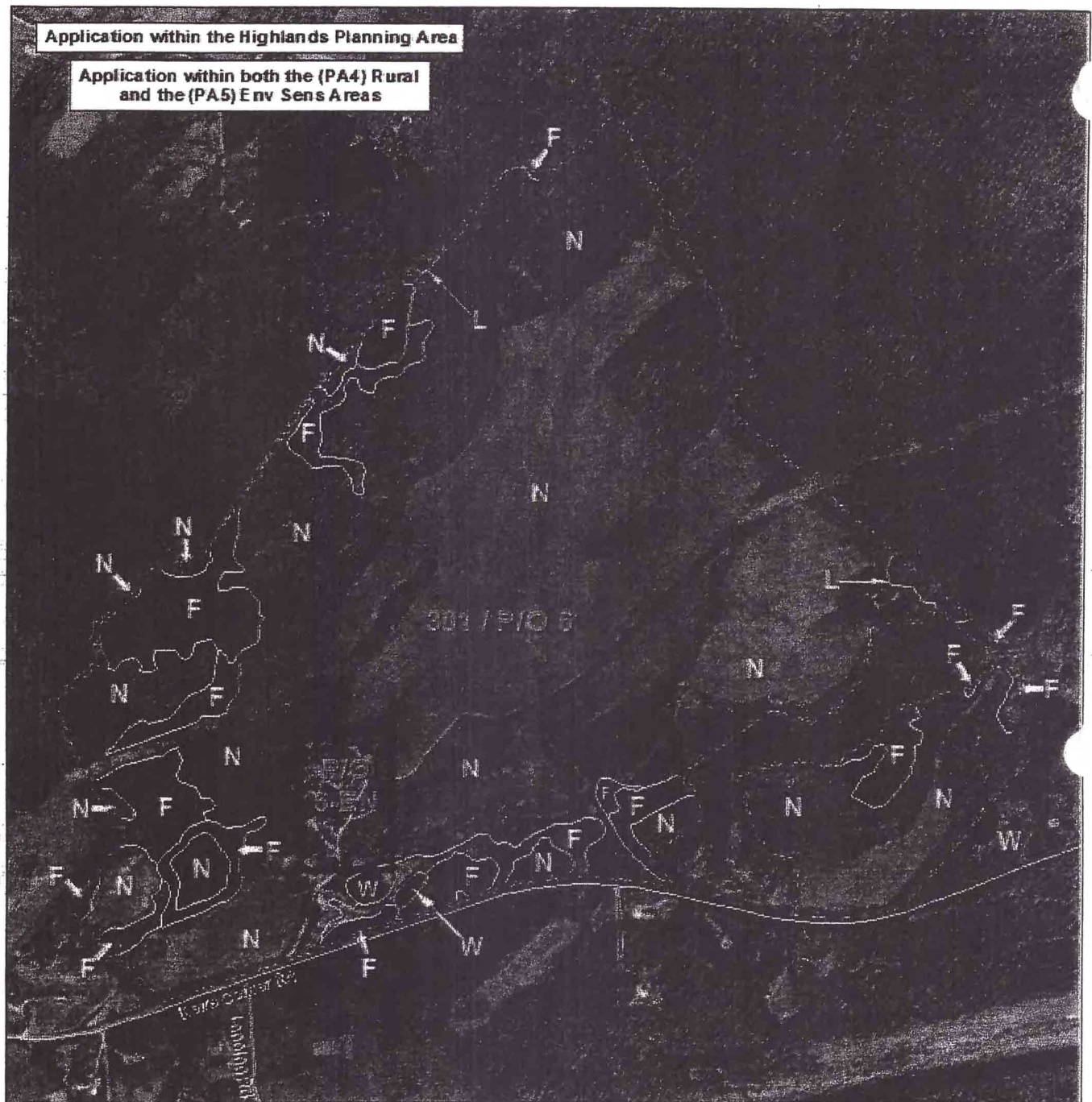
**TOTAL SCORE: 58.03**



# Wetlands

Application within the Highlands Planning Area

Application within both the (PA4) Rural  
and the (PA5) Env Sens Areas



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Murlan Farm (Ralph Murphy) / LCNJ  
Block 301 P/O Lot 6 (242.45 ac)  
& P/O Lot 6-EN (non-severable exception - 7.0 ac)  
Gross Total - 249.45 ac  
Frelinghuysen Twp. Warren County




500 250 0 500 1,000 Feet

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of these polygons in this data layer are approximate and were developed primarily for planning purposes. The geo-referenced location and precision of this GIS data contained in this file and map shall not be relied upon to be relied upon in matters requiring delineation and location of true ground. Horizontal and vertical control as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Wetlands Legend:  
F - Freshwater Wetlands  
L - Linear Wetlands  
N - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
W - Non-Wetlands  
W - Water

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Co.  
NJDC Wetlands Data  
NJ Department of Environmental Protection  
NJ Highlands Council Data  
USGS 2012 Digital Aerial Maps

Date: 6/10/2015

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score  
FY 2016 Easement Purchase - Nonprofit Funding Round  
November 4, 2015

**GENERAL INFORMATION**

COUNTY OF Warren Frelinghuysen Twp. 2106  
APPLICANT Land Conservancy of NJ\ Ralph Murphy

**Blocks and Lots**

Frelinghuysen Twp. 2106 Block 301 Lot 6 242.44 ACRES

**Exceptions**

Acres	Reason	Justification	Restrictions	Negative Impact	SADC Impact	Total Score
7	Residential and farm buildings				0	0
Location: War - Frelinghuysen Twp. Block:301 Lot:6 - Around buildings						
The Exception will be restricted to 3 residential unit(s).						
The Exception is Nonseverable.						

**NET ACRES** 235

**RESTRICTIONS**

Miscellaneous (a)  
Contamination area noted in map, planning unit to review.

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

Structure	Aq Use	Leased	Notes
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain  
Hay

**SUBDIVISION OF THE PREMISES**

Status	Preliminary	Final Approval	Scale	Notes
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

Type	Extent	Size	Aq Use
No Pre-Existing Uses Considered.			None
Lessee	Business	Purpose	Frequency

**EASEMENTS AND RIGHT OF WAYS**

Type	Description	Dsc Notes
Power Lines		
Affect	Viability	
200 wide easement crossing property		

**Additional Concerns:**

On the top of the hill there is an area currently used for model airplanes to take off and land. There are xx stantions but no other infrastructure associated with the club. The landowner indicated that he does not plan to renew the lease with the club if the farm is preserved.



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Warren Frelinghuysen Twp. 2106  
APPLICANT Land Conservancy of NJ\ Ralph Murphy

**PRIORITIZATION SCORE**

**SOILS:**

Other	86% *	0	=	.00
Statewide	8% *	.1	=	.80
Unique zero	6% *	0	=	.00

**SOIL SCORE: .80**

**TILLABLE SOILS:**

Cropland Harvested	40% *	.15	=	6.00
Wetlands	12% *	0	=	.00
Woodlands	48% *	0	=	.00

**TILLABLE SOILS SCORE: 6.00**

**BOUNDARIES AND BUFFERS:** Deed-Restricted Farmland (Permanent)

13% \* .2 = 2.60

Streams and Wetlands

43% \* .18 = 7.74

Woodlands

35% \* .06 = 2.10

Residential Development

9% \* 0 = .00

**BOUNDARIES AND BUFFERS SCORE: 12.44**

**CONTIGUOUS PROPERTIES / DENSITY:**

Murlan Farm (Murphy)	Restricted Farm or Current Application	2
Moore	Restricted Farm or Current Application	2
Sisters of St. Dominic	Restricted Farm or Current Application	2
Parrot	Restricted Farm or Current Application	2
Peck	Restricted Farm or Current Application	2

**DENSITY SCORE: 10.00**

**LOCAL COMMITMENT:**

100% \* 19 = 19.00

**LOCAL COMMITMENT SCORE: 19.00**

**SIZE:**

**SIZE SCORE: 10.00**

**IMMINENCE OF CHANGE:** SADC Impact factor = 1.44

**IMMINENCE OF CHANGE SCORE: 1.44**

**COUNTY RANKING:**

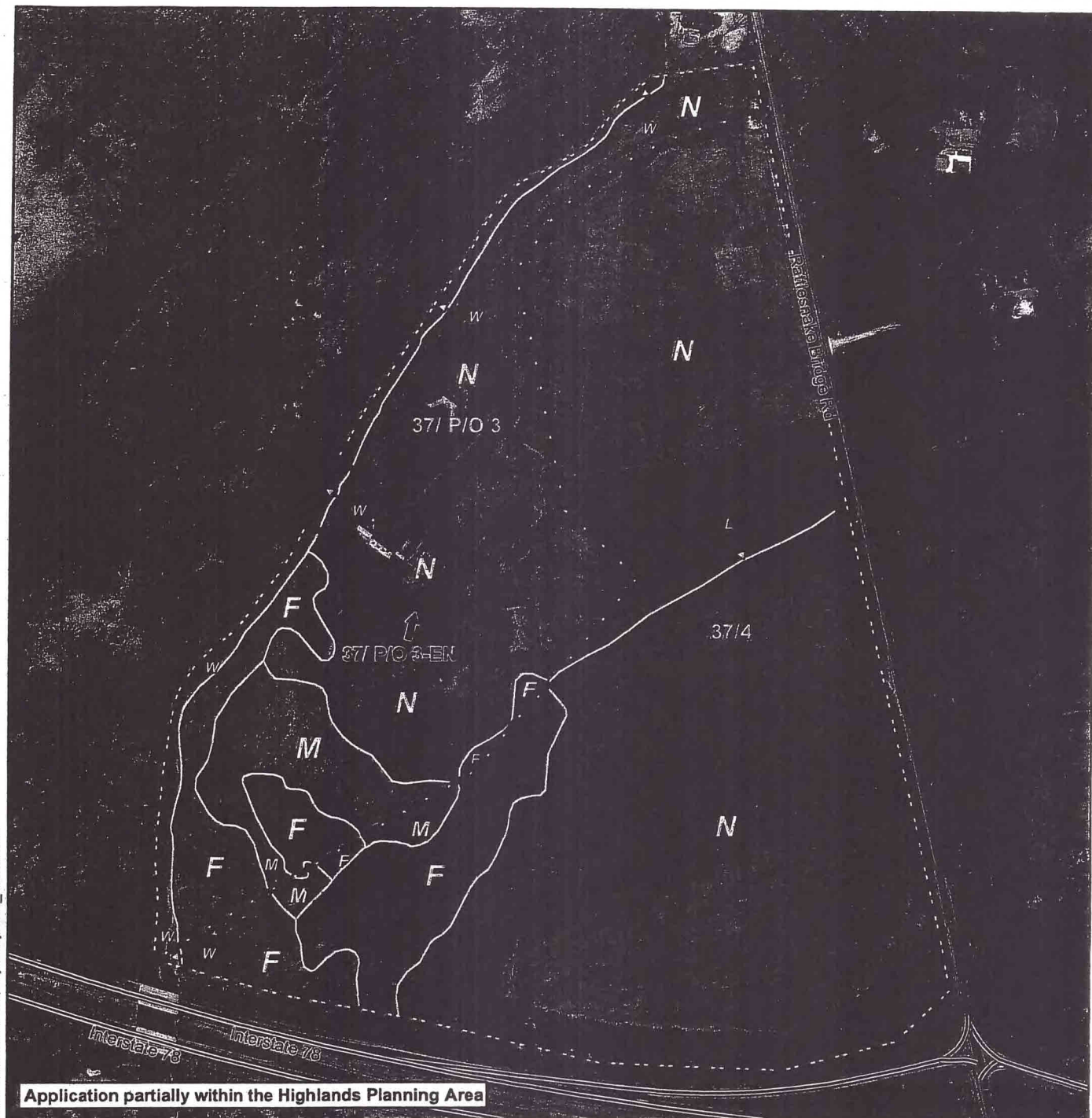
**EXCEPTIONS:**

**EXCEPTION SCORE: .00**

**TOTAL SCORE: 59.68**

# wetlands

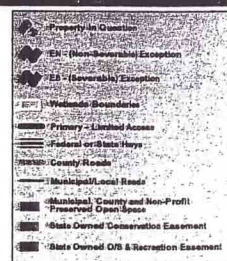
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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jones/Chubb/Lamington Conservancy  
Block 37 Lots P/O 3 (22.9 ac)  
& P/O 3-EN (non-severable exception - 2.6 ac) & 4 (51.6 ac)  
Bedminster Twp., Somerset County  
Gross Total = 77.1 ac

500 250 0 500 1,000 Feet



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJ Highlands Council Data  
NJOT/OGIS 2012 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

September 26, 2015



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

FY 2011 Easement Purchase - Nonprofit Funding Round  
November 4, 2015

**GENERAL INFORMATION**

COUNTY OF Somerset Bedminster Twp. 1801  
APPLICANT Lamington Conservancy/Jones

**Blocks and Lots**

Bedminster Twp.	1801	Block 37	Lot 3	24	ACRES
Bedminster Twp.	1801	Block 37	Lot 4	49	ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
2.6	around homestead				0	0

Location: No Lot Association to Exception -  
Right to Farm Language will appear on the Deed.  
The Exception is Nonseverable.  
The Exception will be restricted to 1 residential unit(s).

**NET ACRES** 70

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Aq Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE	0
SADC APPROVED	0

**TYPE OF AGRICULTURAL OPERATION**

Hay  
Forestry Services

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Aq Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

**Additional Concerns:**

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Somerset Bedminster Twp. 1801

APPLICANT Lamington Conservancy/Jones

**PRIORITIZATION SCORE**

**SOILS:**

Local	32% *	.05	=	1.60
Other	1% *	0	=	.00
Prime	22% *	.15	=	3.30
Statewide	45% *	.1	=	4.50

**SOIL SCORE: 9.40**

**TILLABLE SOILS:**

Cropland Harvested	59% *	.15	=	8.85
Wetlands	16% *	0	=	.00
Woodlands	25% *	0	=	.00

**TILLABLE SOILS SCORE: 8.85**

**BOUNDARIES  
AND BUFFERS:**

Deed Restricted Farmland (Permanent)	55% *	.2	=	11.00
Highways and Railroads	20% *	.1	=	2.00
Streams and Wetlands	15% *	.18	=	2.70
Farmland (Unrestricted)	10% *	.06	=	.60

**BOUNDARIES AND BUFFERS SCORE: 16.30**

**CONTIGUOUS  
PROPERTIES  
/ DENSITY:**

Buffalo Country	Restricted Farm or Current Application	2
Emmet	Restricted Farm or Current Application	2
Chandor	Restricted Farm or Current Application	2
Buffalo Country	Restricted Farm or Current Application	2
subject	Restricted Farm or Current Application	2

**DENSITY SCORE: 10.00**

**LOCAL COMMITMENT:**

100% \* 20 = 20.00

**LOCAL COMMITMENT SCORE: 20.00**

**SIZE:**

**SIZE SCORE: 4.73**

**IMMIMENCE OF CHANGE:** SADC Impact factor = 1.98

**IMMINENCE OF CHANGE SCORE: 1.98**

**COUNTY RANKING:**

**EXCEPTIONS:**

**EXCEPTION SCORE: .00**

**TOTAL SCORE: 71.26**



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2016R11(12)

Request to Replace a Single Family Residence

John and Francyne Palanca

November 12, 2015

Subject Property: Block 64, Lot 3  
Millstone Township, Monmouth County  
41.64 - Acres

WHEREAS, John and Francyne Palanca, hereinafter "Owners," are the record owners of Block 64, Lot 3, in Millstone Township, Monmouth County, by Deed dated January 18, 2011, and recorded in the Monmouth County Clerk's Office in Book 8875, Page 4731, totaling approximately 41.64 acres, hereinafter referred to as "Premises" (as shown on Schedule "A"); and

WHEREAS, the development easement on the Premises was conveyed to the Township of Millstone, by the former owner Edith Pilcher, by Deed dated July 20, 2000, and recorded in the Monmouth County Clerk's Office in Book 5958, Page 57, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, and the Garden State Preservation Trust Act, N.J.S.A. 13:8C, et seq.; and

WHEREAS, the development easement on the Premises was assigned to the County of Monmouth by deed dated June 20, 2005, and recorded in the Monmouth County Clerk's Office in Book 8487, Page 8645; and

WHEREAS, on October 20, 2015, the SADC received a request to replace the existing single family residence on the Premises from the Monmouth CADB on behalf of the Owners; and

WHEREAS, the Deed of Easement identifies one single family residence on the Premises, no agricultural labor residential units, no RDSOs, and no exception areas; and

WHEREAS, paragraph 14ii of the Deed of Easement allows for the replacement of any existing single family residential building anywhere on the Premises with the approval of the Grantee and Committee; and

WHEREAS, the residence that existed on the Premises at the time of preservation had significant structural damage from termites and water and has since been removed; and

WHEREAS, the Owners propose to replace the previous residence on the Premises with a new single family residence for themselves; and

WHEREAS, the proposed new residence will be built on the footprint of the previous residence as shown on Schedule "A"; and

WHEREAS, the new residence will include an approximately 10-foot addition off the back; and

WHEREAS, the new residence will utilize the existing driveway; and

WHEREAS, the Owners propose to build a 1 ½-story residence with approximately 3,600 sq./ft. of heated living space to replace the original residence; and

WHEREAS, the Deed of Easement does not set forth a specific house size limitation and the Premises was not preserved using Federal funding; and

WHEREAS, on November 10, 2015, the Monmouth CADB reviewed and approved the replacement of the existing residence on the Premises; and

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to the restrictions as contained in the Deed of Easement, finds that the replacement of the single-family residence on the Premises with a new single-family residence will have a positive impact on the continued agricultural operations of this farm by replacing the deteriorated residence with a new residence which shall serve as the primary residence for the Owners; and

BE IT FURTHER RESOLVED, that the Committee approves the construction of a single family residence, consisting of approximately 3,600 sq./ft. heated living space, in the location shown in Schedule "A", to replace the former residence which existed on the Premises at the time of preservation that has since been removed; and

BE IT FURTHER RESOLVED, that this approval is valid for a period of three years from the date of this resolution; and

BE IT FURTHER RESOLVED, that this approval is non-transferable; and

BE IT FURTHER RESOLVED, that the construction of the new residence is subject to all applicable local, State and Federal regulations; and

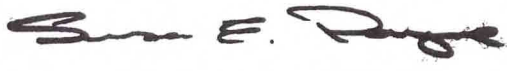
BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

11-12-15  
Date

  
\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE TO BE RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES

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# Schedule "A"

## Palanca Farm

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Proposed Location of  
New Home

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Palanca Farm  
Block 64, Lot 3  
Millstone Township, Monmouth County  
42- Acres

0 175 350 700 1,050 Feet



#### Farmland Preservation Program

	PRESERVED EASEMENT
	EXCEPTION AREA
	PRESERVED EASEMENT / NR
	EXCEPTION AREA / NR
	FINAL APPROVAL
	PRELIMINARY APPROVAL
	ACTIVE APPLICATION
	8 YEAR PRESERVED
	TARGETED FARM
	INACTIVE APPLICATION
	NO CORRESPONDING DATA

<b>State Planning Areas</b>	
	(PA1) METRO
	(PA2) SUBURBAN
	(PA3) FRINGE
	(PA4) RURAL
	(PA4b) RURAL ENV SENS
	(PA5) ENV SENS
	(PA5b) ENV SENSITIVE BARRIER IS
	(P10) PINELANDS
	PARK
	MILITARY
	NEW JERSEY MEADOWLANDS
	WATER
	ELLIS ISLAND- NJ
	ELLIS ISLAND- NY
<b>Base Map</b>	
	County Boundaries
	Municipal Boundaries
	Highlands Planning Area
	Highlands Preservation Area
	Pinelands Area
Green Acres Preserved Easements	

10/22/2015



applicable local, State and Federal regulations; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

Date \_\_\_\_\_

\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE TO BE RECORDED AS FOLLOWS:

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**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2016R11(13)**

**Installation of Ground Mounted Solar Energy Generation Facility, Structures and Equipment on a Preserved Farm**

**Insieme L.L.C./Blue Moon Acres**

**November 12, 2015**

Subject Property: Insieme, LLC  
Block 46, Lot 4.01  
Hopewell Township, Mercer County  
63.23-Acres

WHEREAS, Insieme LLC, hereinafter "Owner", is the record owner of Block 46, Lot 4.01, in the Township of Hopewell, County of Mercer, by Deed dated December 11, 2007, and recorded in the Mercer County Clerk's Office in Deed Book 5780, Page 18, totaling approximately 63 acres, hereinafter referred to as "Premises" (as shown on Schedule "A"); and

WHEREAS, the development easement on the original Premises was conveyed to the County on November 23, 1992, by the former owner, Marion Niederer, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, as a Deed of Easement recorded in Deed Book 2641, Page 86; and

WHEREAS, P.L. 2009, c.213 signed into law on January 16, 2010, requires the State Agriculture Development Committee (SADC) approval before constructing, installing, and operating renewable energy generating facilities, structures and equipment on preserved farms, including areas excepted from the Premises; and

WHEREAS, on June 3, 2013, the regulations (N.J.A.C. 2:76-24.1 et seq.) implementing the legislation allowing owners of preserved farms to install solar energy systems on preserved farms became effective; and

WHEREAS, the regulations state that the owner of a preserved farm may construct, install and operate renewable energy generation facilities on preserved farms for the purpose of generating power or heat, provided the systems:

- (1) do not interfere significantly with the use of the land for agricultural or horticultural production, as determined by the committee;



- (2) are owned by the landowner, or will be owned by the landowner upon the conclusion of the term of an agreement with the installer of the biomass, solar, or wind energy generation facilities, structures, or equipment by which the landowner uses the income or credits realized from the biomass, solar, or wind energy generation to purchase the facilities, structures, or equipment;
- (3) are used to provide power or heat to the farm, either directly or indirectly, or to reduce, through net metering or similar programs and systems, energy costs on the farm; and
- (4) are limited (a) in annual energy generation capacity to the previous calendar year's energy demand plus 10 percent, in addition to what is allowed under subsection b. of this section, or alternatively at the option of the landowner (b) to occupying no more than one percent of the area of the entire farm including both the preserved portion and any portion excluded from preservation.
- (5) The person who owns the farm and the energy generation facilities, structures, and equipment may only sell energy through net metering or as otherwise permitted under an agreement allowed pursuant to paragraph (2) of this subsection.

WHEREAS, the Owner submitted an "Application for Energy Generation Facilities on Existing Buildings or Structures on Preserved Farmland" pursuant to N.J.S.A. 4:1C-32.4; and

WHEREAS, the panels will be located along strip of land separating two fields which is not currently farmed a field approximately 300 feet from the main produce processing and sales barn on the Premises as identified on Schedule "A"; and

WHEREAS, the energy demand from this ground mounted unit is primarily from the processing/sales barn on the Premises; and

WHEREAS, the energy demand for the previous calendar year for the residence is approximately 146,500 kWh's as confirmed by the Owner's submission 12 months of utility bills; and

WHEREAS, the rated capacity of the proposed solar energy generation facility is 146,100 kWh's per year; and

WHEREAS, N.J.A.C. 4:76-24.4 (4)ii8 prohibits solar energy facilities from exceeding one acre of impervious cover; and

WHEREAS, the impervious cover created by this system as defined in N.J.A.C. 2:76-24.1 et seq. as any structure or surface that prevents the infiltration of precipitation in to the land is limited to the surface area of the helical posts used to support the racking system for the panels, which amounts to approximately 4 sq./ft. of impervious cover; and

WHEREAS, N.J.A.C. 2:76-24.6 a(4), requires that any facility with an occupied area larger than one-acre be constructed, installed, operated and maintained in accordance with a farm conservation plan; and

WHEREAS, the occupied area, as defined in N.J.A.C. 2:76-24.1 et seq. as the total contiguous or noncontiguous area(s) supporting the solar facilities and related infrastructure, for the ground mounted array is limited to the area around the panels themselves, including a 20ft perimeter buffer, and the underground trench that connects the panels to the meter on the processing barn, which totals approximately 25,842 sq./ft. of space on the ground; and

WHEREAS, there are no other renewable energy generation facilities existing on the Premises; or

WHEREAS, the solar energy generation facility will be owned by the Owner; and

WHEREAS, the Owner provided evidence confirming that the solar energy generation facility will provide power to the farm directly through net metering to reduce energy costs on the farm; and

WHEREAS, the Owner provided evidence that the annual solar energy generation does not exceed 110% of the previous calendar year's energy demand;

NOW THEREFORE BE IT RESOLVED, that the SADC finds that the Owner has complied with all of the provisions of N.J.S.A. 4:1C-32.4 concerning the installation of a photovoltaic solar energy generation facility, structures and equipment on the Premises; and

BE IT FURTHER RESOLVED, that the SADC approves of the construction, installation, operation and maintenance of the photovoltaic energy generation facilities, structures and equipment consisting of approximately 6,362 square feet of space located on a strip of land between two crop fields just west of the processing barn and having a rated capacity of 146,100 kWh's of energy as identified in Schedule "A", and as described further herein; and



BE IT FURTHER RESOLVED, that total electrical energy demand for the processing/sales barn is 146,500 kWh's annually; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A 4:1C-4f.



11-12-15  
DATE

Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	RECUSED
Peter Johnson	YES
Denis C. Germano, Esq.	YES

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# Schedule "A"

## Insieme LLC / Blue Moon Acres

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Proposed area for  
Ground Mounted Array (white)  
Occupied area -Buffer (yellow)

Processing Barn

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Insieme LLC / Blue Moon Acres  
Block 46, Lot 4.01  
Hopewell Township, Mercer County  
62- Acres



0 180 360 720 1,080 Feet

10/28/2015

State Planning Areas	
(PA1) METRO	
(PA2) SUBURBAN	
(PA3) FRINGE	
(PA4) RURAL	
(PA4b) RURAL ENV. SENS.	
(PA5) ENV. SENS.	
(PA5b) ENV. SENSITIVE BARRIER IS.	
(P10) PINELANDS	
PARK	
MILITARY	
NEW JERSEY MEADOWLANDS	
WATER	
ELLIS ISLAND- NJ	
ELLIS ISLAND- NY	
Base Map	
County Boundaries	
Municipal Boundaries	
Highlands Planning Area	
Highlands Preservation Area	
Pinelands Area	
Green Acres Preserved Easements	



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION FY2016R11(13)**

**Renewal of Certification of Agricultural Mediation Program Mediators**

**November 12, 2015**

WHEREAS, the State Agriculture Development Committee (SADC) coordinates the New Jersey Agricultural Mediation Program to help farmers and others resolve agricultural disputes quickly, amicably, and in a cost-effective manner; and

WHEREAS, pursuant to N.J.A.C. 2:76-18.10, the SADC shall annually review and renew the certificates of the program's certified mediators to insure satisfactory performance of mediation responsibilities; and

WHEREAS, the SADC last reviewed and renewed the certificates of the program's certified mediators on July 24, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-18.10(a)1, in order to have his or her certification renewed, a certified mediator, if assigned a case during the fiscal year, must have satisfied the requirements of the program's regulations; and

WHEREAS, pursuant to N.J.A.C. 2:76-18.10(a)2, if a certified agricultural mediator has not been assigned a case during the fiscal year, his or her certification shall be renewed; and

WHEREAS, the mediators listed below have satisfied the requirements of the program's regulations and therefore warrant certification as mediators for FY 2016.

NOW THEREFORE BE IT RESOLVED, that the SADC renews the certificates of the following certified mediators pursuant to N.J.A.C. 2:76-18.10: Liza Clancy, Gaetano DeSapio, Michael Ennis, Gordon Geiger, Melvin Henninger, Tara Kenyon, Paul Massaro, John Paschal, Cari Rincker, Barbara Weisman, and Loretta Yin.

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review period pursuant to N.J.S.A. 4:1C-4.

11-12-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YE
Peter Johnson	YES
Denis C. Germano, Esq.	YES